

FOR SALE

Armoury Drive

Heath, Cardiff, CF14 4NP

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ASKING PRICE

£375,000

3 BEDROOMS

3 BATHROOMS

1 RECEPTION

1,436 SQ FT

1436 SQFT

THREE BEDROOMS

THREE BATHROOMS

MODERN FINISH THROUGHOUT

GARAGE AND OFF ROAD PARKING



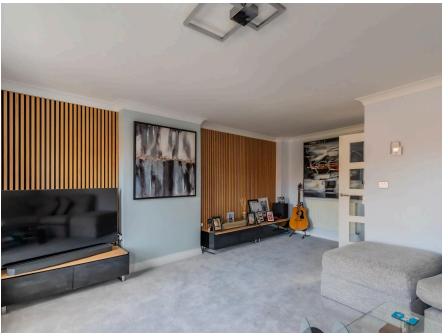
THE PROPERTY

Nestled in the desirable area of Heath, Cardiff, this charming three-bedroom townhouse on Armoury Drive presents an excellent opportunity for both families and professionals alike. Spanning an impressive 1436 square feet, this property boasts a well-thought-out layout that combines comfort and functionality.

Upon entering, you will find a spacious kitchen diner, perfect for family meals and entertaining guests. The separate utility room adds convenience to daily living, ensuring that chores are kept out of sight. The townhouse features two ensembles, providing privacy and comfort for the occupants of the bedrooms, alongside a well-appointed main bathroom.

The exterior of the property is equally appealing, with off-road parking and an integral garage, making it easy to come and go. The garden area is a delightful blend of paved space and grass, ideal for relaxing in the sun or hosting outdoor gatherings.

Situated close to a supermarket and excellent transport links, this townhouse offers both convenience and accessibility. Whether you are commuting to work or enjoying the local amenities, everything you need is within easy reach.



ACCOMMODATION

SHOWER ROOM	1.62 x 1.86
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UTILITY	3.02 x 2.39
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BEDROOM THREE	2.67 x 2.38
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GARAGE	2.43 x 4.92
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KITCHEN/DINER	5.87 x 3.04
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LOUNGE	5.28 x 5.42
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BEDROOM ONE	5.76 x 2.80
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ENSUITE	2.32 x 1.57
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BEDROOM TWO	4.74 x 3.91
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ENSUITE	4.74 x 3.91
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SCHOOL CATCHMENT	
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PROPERTY TYPE	HOUSE - TOWNHOUSE
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INTERNAL AREA	1,436 SQ FT
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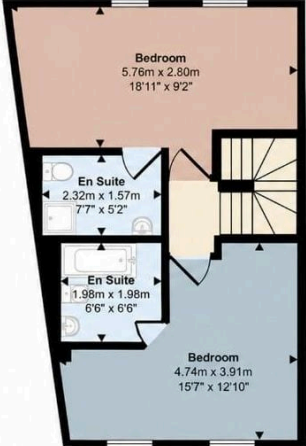
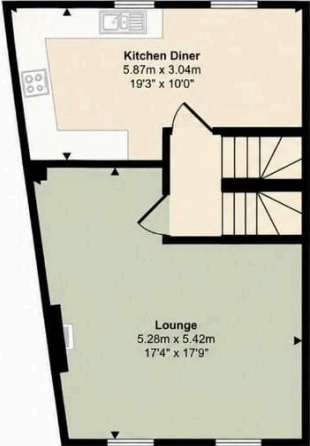
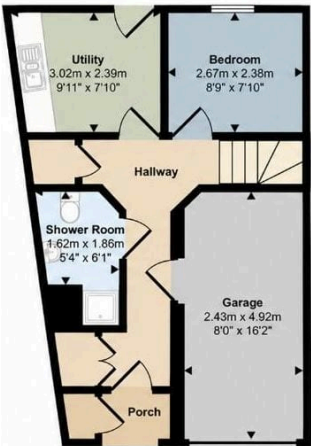
TENURE	FREEHOLD
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COUNCIL TAX	BAND F
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EPC RATING	71 · POTENTIAL 85
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FLOORPLAN

Approx Gross Internal Area
133 sq m / 1436 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ross Hooper-Nash

FOUNDER AND MANAGING DIRECTOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU

jeffreycross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreycross.co.uk