



**236 Heathwood Road, Cardiff. CF14 4BS**  
**£720,000**  
**Tenure Freehold**

- **LARGE EXTENDED BAY FRONTED SEMI DETACHED PROPERTY**
- **FIVE GENEROUS BEDROOMS ( TWO EN SUITE )**
- **LOFT AREA USED AS A GAMES ROOM**
- **20` SQUARE SOCIABLE KITCHEN/DINING/FAMILY ROOM**
- **UTILITY ROOM AND SMALL STORE( FORMER GARAGE)**
- **CLOAKROOM AND FAMILY BATHROOM**
- **GOOD FORECOURT PARKING**
- **GENEROUS LEVEL GARDEN WITH SOUTHERLY ASPECT**
- **POPULAR SOUGHT AFTER LOCATION**

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Estate Agents Newport 01633 289622**  
**www.m2ea.co.uk**

Sought after Heathwood Road! This greatly extended semi detached home boasts five generous bedrooms and a large loft area currently used as a games room with a south facing garden.

Conveniently situated too, the property is around the corner from Heath Park, close to Heath high and low level rail links, is on a bus route, has local shops at both ends of Heathwood Road, is 5 minutes from the A48(M) and close to the University Hospital Wales.

On the ground floor there is an entrance porch, a cloakroom, an entrance hall with oak block flooring, a lounge with fireplace and bay window, superb family space in the 20' 10" x 20' 7" kitchen/dining/family room, there is generous study off this. Also on this floor is a 9' x 10' utility room converted from part of the garage.

On the first floor are the five bedrooms all with space for a double bed, two en suites and a family bathroom ( shower bath, fixed stairs off to the second floor.

On the second floor is a large irregular shaped loft area (27' wide) with views to rear.

Gas centrally heated and fully double glazed.

Outside there is parking for three vehicles on the gravelled forecourt with mature planting to edges and access to storage as part of the former garage. To the rear there is a central lawn, attractive mature planting and a sitting area with store shed. The garden is not overlooked from the rear.

Please check out the floorplan to see the 'good flow' and room sizes for this lovely home.

Services:

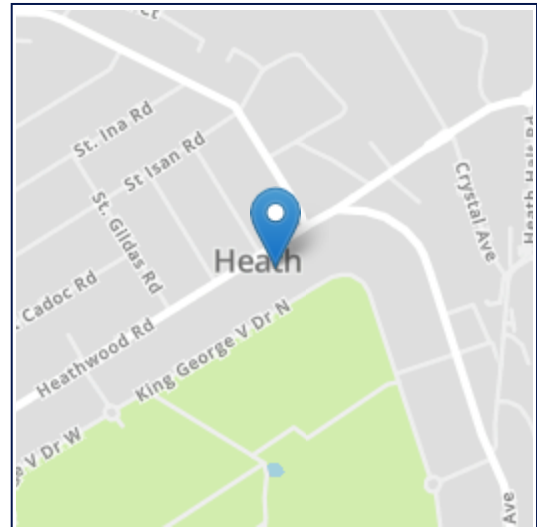
All mains services connected

Council Tax Band:

C6



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability, or efficiency can be given.  
Home-visit-16/02/2024



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 236 Heathwood Road, Cardiff, CF14 4BS ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_