





FOR SALE

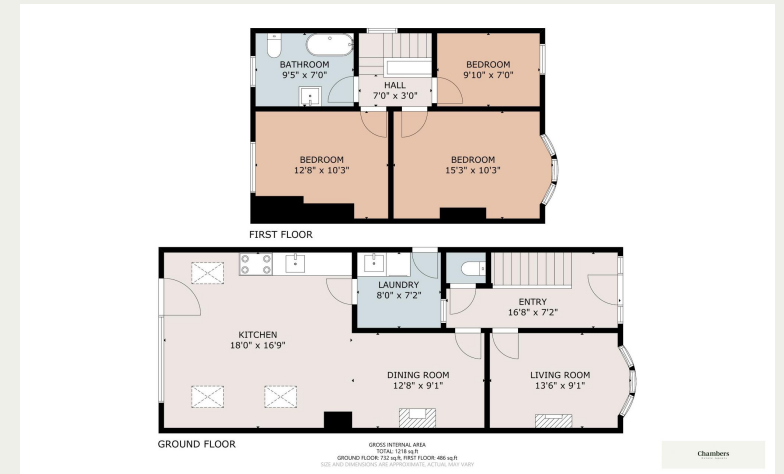
Guide Price £499,995

Pum Erw Road, Heath, Cardiff, South
Glamorgan CF14 4PE

-  3 Bedroom
-  3 Bathroom
-  2 Receptions



-  Info@chambersestateagents.co.uk
-  35 Merthyr Road, Cardiff, CF14 1DB
-  www.chambersestateagents.co.uk
-  0292 052 2106



Property Descriptions

A recently extended and completely renovated red-brick bay-fronted semi-detached dwelling located on Pum Erw Road, which is a popular residential location off Heathway and within a short walk of local amenities as well as the UHW.

The accommodation briefly comprises storm porch, entrance hall, cloakroom/wc, living room, a fantastic open plan kitchen/diner/family room with a vaulted ceiling and bi-fold doors opening out to the rear patio and garden, utility room, three bedrooms and a family bathroom. The property further benefits from a recently installed gas central heating system, recently re-wired, off-road parking via newly laid drive and a low maintenance enclosed rear garden.

Situated in the sought-after Heath district of Cardiff, Pum Erw Road offers a prime residential setting known for its charming 1930s homes and large, south-facing gardens. The property benefits from exceptional local amenities, including the bustling Birchgrove area with its array of shops, cafes, and restaurants, as well as the expansive Heath Park, featuring tennis courts, a miniature steam railway, and open green spaces.

Proximity to the University Hospital of Wales and Cardiff University's Heath Park campus underscores the area's appeal, particularly for healthcare professionals and academics. Excellent transport links further enhance connectivity, with nearby Heath High and Low-Level railway stations offering direct access to Cardiff Central, complemented by a variety of bus routes serving the area.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

Chambers

Estate Agents



Website

www.chambersestateagents.co.uk/



Email

info@chambersestateagents.co.uk



Phone

T: 0292 052 2106



Branch

35 Merthyr Road,
Cardiff CF14 1DB

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