

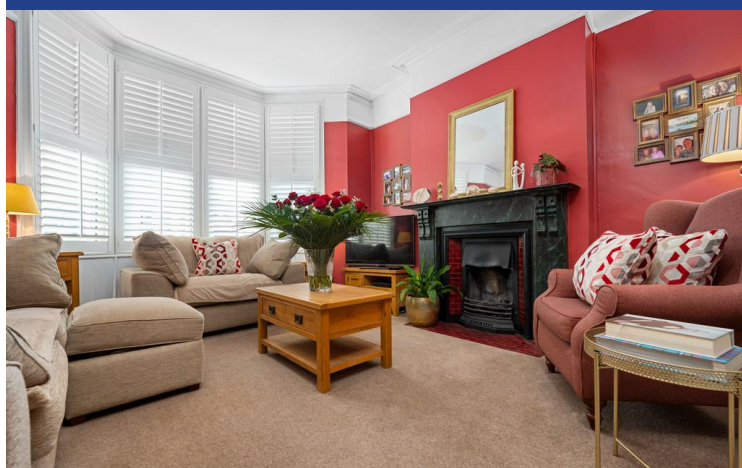
9 Laytonia Avenue, Heath, Cardiff, CF14 3BQ



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£374,950



Mid Terraced House

3

1

1

2

Property Description

Beautifully presented with many original features, three bedroom property in the Heath area of Cardiff close to Whitchurch road with many shops and amenities. The property briefly comprises of hallway, lounge, sitting room, kitchen/breakfast room, three bedrooms and bathroom. Outside a courtyard garden to front and a spacious rear garden.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,076 sq ft

Viewing Arrangements
Strictly by appointment

HALLWAY

Enter via bespoke solid core 5 point security door, with architectural designed leaded glass. Carpeted staircase leading to first floor. Hallway complete with traditional dado and picture rails with original cornice and coving. Access leading into lounge, sitting room and kitchen. Smooth walls and ceiling with central pendant light and original, restored Victorian tiled flooring. Single glazed stained glass picture window to front.

LOUNGE

13' 3" x 14' 0" (4.04m x 4.29m)
Feature fireplace and surround. Traditional dado and picture rails with original cornice and coving. Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed sash windows to front with fitted bespoke white shutters.

SITTING ROOM

13' 1" x 11' 11" (4.01m x 3.65m)
Feature gas fireplace and surround. Built in storage either side of the chimney breast (one of which is original). Traditional dado and picture rails with

original cornice and coving. Smooth walls and ceilings with a central light pendant and original wooden floor boards. Single glazed sash style window to rear with fitted bespoke white shutters. Door leading to kitchen.

KITCHEN/BREAKFAST ROOM

18' 6" maximum x 11' 1" (5.65m x 3.39m)
Fitted with traditional bespoke oak counter top and base units with Belfast sink unit. Leisure cook master 101 ith five ring gas hob and multiple ovens. Original dresser complete with shelving, drawers and cupboard space. Smooth walls and ceiling with both spot lighting and a central pendant and original Welsh tiled flooring. Space for washing machine, dishwasher and free standing fridge/freezer. Space for dining table and chairs.

LANDING

Smooth walls and ceilings with dado rail. Central light pendant and carpeted flooring. Access to all first floor rooms. Loft hatch with pull down ladder provide access to the loft which is fully boarded providing plenty of storage.

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BEDROOM ONE

13' 11" into bay x 12' 2" maximum (4.26m x 3.72m)
Original feature fireplace and surround. Smooth walls with picture rail and smooth ceiling with two central light pendants and carpeted flooring. Upvc double glazed sash style bay windows to front.

BEDROOM TWO

13' 3" maximum x 12' 11" (4.04m x 3.96m)
Original feature fireplace and surround with airing cupboard housing the water tank to singular side of chimney breast. Smooth walls with picture rail and smooth ceiling with a central light pendant and carpeted flooring. Single glazed sash style window to rear

BEDROOM THREE

8' 1" x 6' 7" (2.47m x 2.02m)
Smooth walls and ceiling with original wooden floorboards and central light pendant. Upvc double glazed sash style window to front with fitted bespoke white shutters. Original loft hatch.

BATHROOM

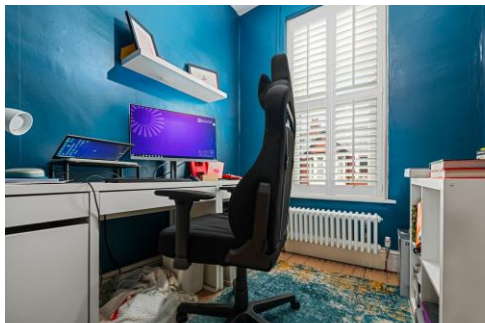
Fitted with a traditional three piece bathroom suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting. Single glazed obscure window to rear.

OUTSIDE

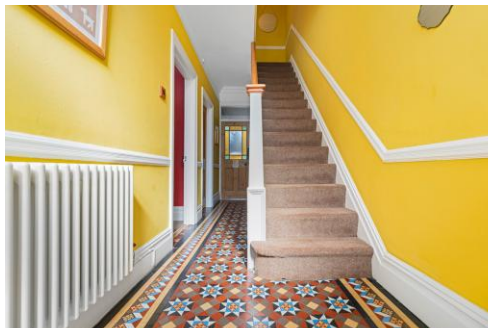
FRONT - Gated Courtyard front garden with a paved pathway leading leading to the front door. Dwarf wall and mini fence provides privacy with a range of potted plants and shrubs.

REAR - Enclosed rear garden with gated rear lane access. The garden is mostly decked with a paved pathway leading to back garden gate with an array of plants, trees and shrubbery with the remainder laid to lawn.

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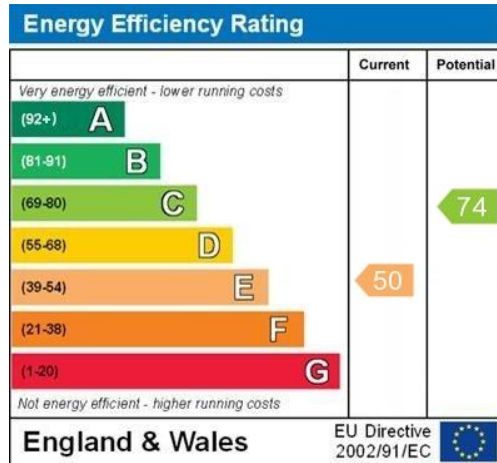
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GROUND FLOOR

1ST FLOOR



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