

50 King George V Drive West, Heath, Cardiff, CF14 4EE



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£650,000



Detached Bungalow

5

2

3

2

Property Description

Situated on the ever popular King George V Drive this detached bungalow offers well-proportioned and versatile accommodation. The property comprises entrance porch, entrance hall, lounge, kitchen/dining room, garden room/sitting room, five bedrooms, bathroom and ensuite. Off road parking to the front and a delightful good size rear garden. External to the building is an annexe/converted garage comprising living room and shower room ideal for Airbnb or generational living. The property overlooks Heath Park with delightful views and is a stone's throw away from the University hospital of Wales.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,356 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are a stone throw away. Birchgrove is a short walk away with supermarket, cafes, many take out restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the city centre and beyond.

ENTRANCE PORCH

Entered via upvc double glazed door with decorative leaded panel. Wood panelled walls. Black and white quarry tiled flooring.

ENTRANCE HALLWAY

Entered via wooden door with arched decorative leaded panels. original wooden parquet flooring. Storage cupboard. Radiator. Doors to all principal ground floor rooms.

KITCHEN/DINING ROOM

20' 8" x 10' 5" maximum (6.32m x 3.18m)
Upvc double glazed window to side. Further upvc obscure double glazed window to side. Luxury vinyl warm oak wood effect flooring. Range of fitted kitchen base and wall units with worksurface incorporating one and a half ceramic sink unit with

mixer tap. Breakfast bar. Built in double oven and grill with inset gas hob/induction hob with glass splash back and extractor fan over. Plumbing for dishwasher and washing machine. Recess for fridge freezer and space for under counter fridge. Glazed door to first floor. Opening to :-

GARDEN ROOM/SITTING ROOM

10' 11" x 11' 1" (3.35m x 3.40m)
Upvc double glazed sliding patio doors leading to rear garden. Further upvc sliding patio doors to rear garden. Warm oak wood flooring. Velux window to ceiling with spot lights.

LOUNGE

16' 0" into bay x 12'0" into alcove (4.88m x 3.68m)
Upvc double glazed bay window to front overlooking park. Original wooden parquet flooring. Wood effect mantle with inset log burning stove. Radiator.

BEDROOM TWO

13' 10" x 10' 11" (4.22m x 3.33m)
Upvc double glazed bay window to front. Wooden parquet flooring. Radiator.

50 King George V Drive West, Heath, Cardiff, CF14 4EE

BEDROOM THREE

13' 5" x 10' 2" (4.10m x 3.12m)

Upvc sliding patio doors to rear garden. Radiator.

BEDROOM FOUR

10' 10" x 6' 0" (3.32m x 1.85m)

Upvc double glazed window to side. Built in cupboard with hanging and storage. Radiator.

BATHROOM

Obscure double glazed window to side. Wood clad ceiling. Part tiled walls. Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and wc. Radiator.

FIRST FLOOR

Staircase leading to first floor with wooden panelling. Glazed screen to ceiling. Airing cupboard with shelving and further storage cupboard over. Access to boarded under eaves storage area housing gas central heating boiler.

BEDROOM ONE

18' 4" into bay x 12' 10" (5.60m x 3.93m)

Upvc double glazed window overlooking Heath Park. Two built in cupboards with hanging for clothing. Access to loft space. Radiator.

ENSUITE

Tiled walls. LVT wood effect flooring. Three piece suite comprising walk in tiled shower cubicle, vanity unit with inset wash hand basin and wc. Extractor fan to ceiling with spot lights.

BEDROOM FIVE

10' 11" maximum x 6' 3" maximum (03.35m x 01.92m)

Upvc double glazed window to rear. Recess for storage. Door to under eaves part boarded storage space. Radiator.

ANNEXE

16' 2" maximum x 9' 1" (4.95m x 2.77m)

GARDEN ROOM - Accessed via upvc obscure double glazed door. Laminate wood effect flooring. Upvc double glazed window to rear. Upvc double glazed patio doors to rear garden.

SHOWER ROOM

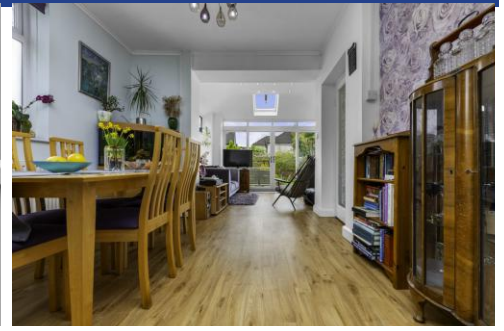
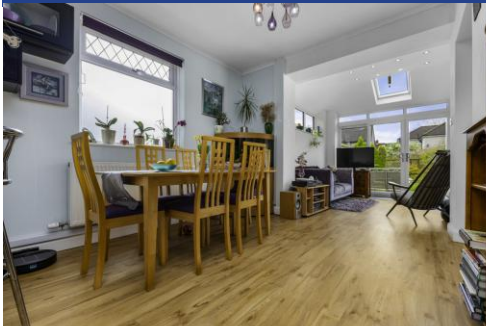
Upvc obscure double glazed window to front. Vinyl flooring. Three piece suite comprising walk in corner shower cubicle, pedestal wash hand basin with electric water heater over and wc. Spot lights to ceiling. Extractor fan.

OUTSIDE

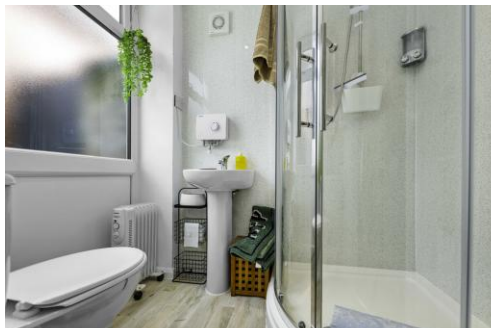
REAR GARDEN - Enclosed West facing garden. Composite decked area and lawned area. Well stocked with mature shrubs and flower borders. Cherry tree.

FRONT GARDEN - Accessed via wrought iron gates. Driveway with parking for several cars and access to annexe. Laid to lawn with mature shrub and flower borders. Well established pieris to front boundary wall.

50 King George V Drive West,
Heath, Cardiff, CF14 4EE



50 King George V Drive West,
Heath, Cardiff, CF14 4EE



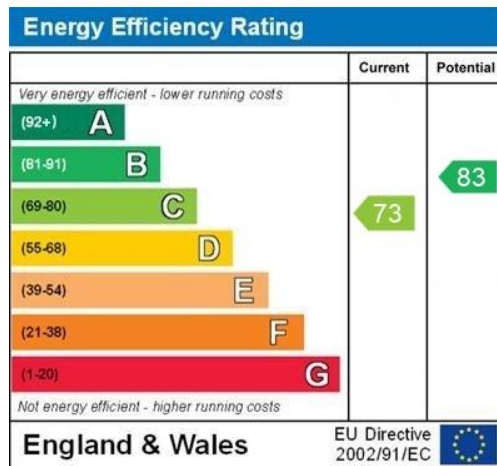
50 King George V Drive West, Heath, Cardiff, CF14 4EE

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix iC504



Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.