

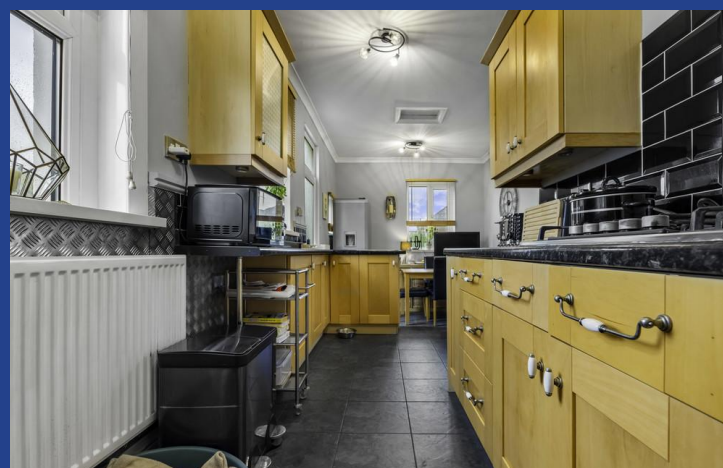
48 Pum Erw Road,
Heath, Cardiff, CF14 4PF



Estate Agents and
Chartered Surveyors

Offers In Excess Of:

£465,000



Semi Detached House



Property Description

MGY are proud to offer for sale this lovely semi detached property on a corner plot and benefitting from a converted garage used as an additional games room/ lounge. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen/ breakfast room, three bedrooms and family bathroom. Ample off road parking. Viewing highly recommended.

Tenure **Freehold**

Council Tax Band **F**

Floor Area Approx

Viewing Arrangements
Strictly by appointment

LOCATION

Heath is an ever popular location and is highly regarded by the locals. The home sits within walking distance to a number of shops on Caerphilly Road and also offers a number of regular public transport links. For commuters the A48 and A470 are easily accessible leading in and around Cardiff.

PORCH

Entered via obscured double glazed uPVC double doors. Laminate flooring. Original wooden door with inset stained glass panel.

ENTRANCE HALL

Entered via original wooden door with inset stained glass panel. Laminate flooring. Stairs to first floor. Gas meter cupboard. Coved ceiling and picture rail.

LOUNGE

13' 6" into bay x 11' 11" into alcove (4.14m x 3.65m)
Double glazed uPVC bay window to front with inset stained glass panels above. Laminate flooring. Textured and coved ceiling, picture rail. Feature fire surround.

DINING ROOM

14' 7" max x 12' 0" into alcove (4.47m x 3.66m)
Double glazed door with windows either side, leading to rear garden. Laminate flooring. Textured and coved ceiling, picture rails. Radiator. Original fire surround with coal effect gas fire.

KITCHEN/ BREAKFAST ROOM

21' 10" x 9' 0" (6.67m x 2.75m)
Double glazed uPVC windows to side and rear. Obscured double glazed door to side leading to rear garden. Dado rail. Cover ceiling. Tiled flooring. Step down from the kitchen to the dining area. Base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in oven and grill, 5 ring gas hob with extractor hood over. Integrated dishwasher and washing machine. Space for fridge / freezer. Radiator.

FIRST FLOOR

STAIRS & LANDING

Double glazed uPVC window to side with inset stained glass panels. Access to boarded loft space via pull down ladder, light and velux window in the loft space.

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BEDROOM ONE

13' 6" into bay x 11' 8" (4.12m x 3.57m)

Double glazed uPVC bay window to front with inset stained glass panels above. Laminate flooring. Picture rail. Radiator.

BEDROOM TWO

12' 7" x 11' 8" (3.84m x 3.56m)

Double glazed uPVC window to rear. Radiator. Picture rail. Laminate flooring.

BEDROOM THREE

8' 11" x 6' 6" (2.72m x 1.99m)

Double glazed uPVC window to front with inset stained glass panel above. Radiator. Picture rail.

BATHROOM

6' 5" x 8' 2" (1.96m x 2.49m)

Obscured double glazed uPVC window to side. Airing cupboard housing "ideal" combi boiler. Tile panelled bath with mixer tap and shower attachment, pedestal wash hand basin with hot and cold taps. Tiled walls. Vinyl floor. Door to hobby area with fitted model train track.

GAMES ROOM (FORMER GARAGE)

13' 8" x 8' 6" plus hobby space (4.18m x 2.60m)

Laminate flooring with floor insulation. Double glazed uPVC double doors and velux skylight. Log burner. Pull down table with Scalextric. Door to hobby space with window and fitted model railway.

OUTSIDE

Delightful gardens to side and rear, with the rear a Southerly aspect. Potential to extend, subject to the necessary planning consents. Side access. Former garage now converted to a games room/ additional living space.

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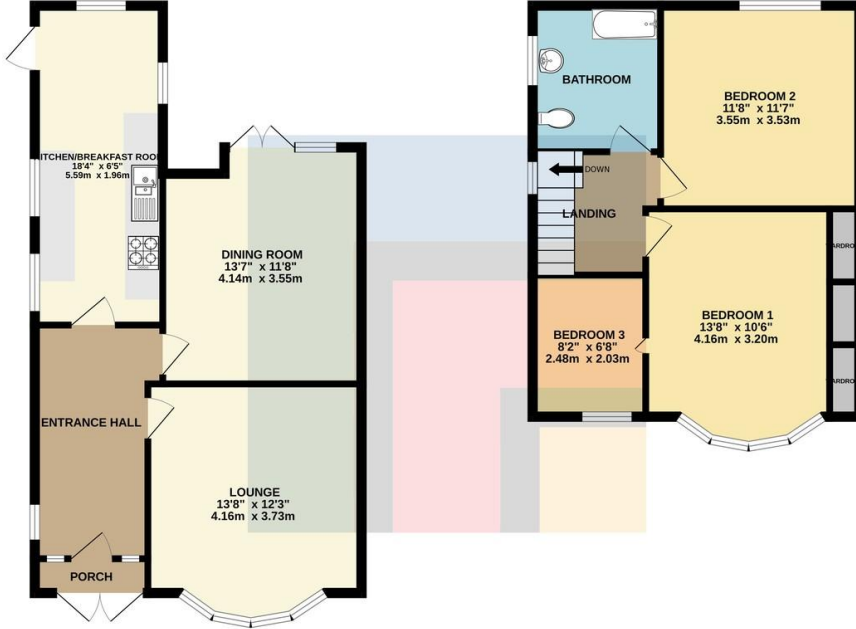
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GROUND FLOOR

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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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