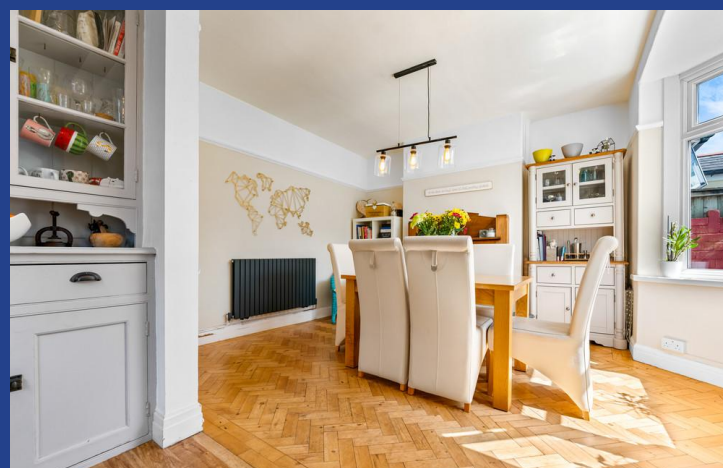


36 Tair Erw Road,
Heath, Cardiff, CF14 4QZ



Estate Agents and
Chartered Surveyors

£475,000



Semi-Detached House

3

1

2

1

Property Description

This delightful family home is located very close to Llwynfedw Gardens with nurseery, bowling green and gardens. The property comprises of hallway, lounge, kitchen, downstairs cloakroom, three bedrooms and bathroom. An enclosed south facing rear garden with multi use outbuilding to the rear and off road parking to the front.

Tenure Freehold

Council Tax Band F

Floor Area Approx 979 sq ft

**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. Heath park and the University Hospital of Wales are within walking distance. For commuters the A48 and A470 are easily accessible leading in and around Cardiff.

ENTRANCE HALLWAY

Entered via original wooden door with decorative leaded panels. Further decorative panels to side and above. Original coved ceiling. Picture rail. Original tiled patterned flooring. Stairs rising to first floor. Radiator with decorative cover. Cloak hanging. Door to :-

LOUNGE

13' 10" into bay x 12' 1" into alcove (4.22m x 3.70m)
Upvc double glazed bay window to front with decorative leaded panels. Original coved ceiling. Picture rail. Original wood block flooring. Original wooden fire surround with original tiled inset and hearth. Radiator.

DINING ROOM

13' 1" into bay x 11' 5" into alcove (4.01m x 3.50m)
Upvc double glazed window to rear. Picture rail. Original wood block flooring. Original wooden fire surround with original tiled inset and granite hearth. Radiator. Opening to :-

KITCHEN

21' 6" x 6' 0" (6.57m x 1.85m)
Upvc double glazed panel to side and upvc windows to side. Upvc double glazed door with obscure panel leading to rear garden. Range of fitted base and wall units with worksurface and inset stainless steel sink unit with mixer tap. Integrated dishwasher/fridge freezer. Gas cooker with stainless steel extractor fan over. Original built in dresser with drawer units below. Granite wall mounted radiator. Wooden shelving to one wall. Original wooden door to :

DOWNSTAIRS CLOAKROOM

Upvc double glazed window to rear. Ceramic tiled floor. Tiled walls. Two piece suite comprising of pedestal wash hand basin and wc. Wall mounted gas central heating boiler. Plumbing for washing machine with tumble dryer over.

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FIRST FLOOR

Upvc double glazed window to side with original leaded panel. Picture rail. Doors to :-

BEDROOM ONE

13' 5" into bay x 11' 7" into alcove (4.11m x 3.55m)
Upvc double glazed bay window to front. Picture rail. Original wood strip flooring. Original tiled fireplace and hearth. Radiator.

BEDROOM TWO

11' 6" x 10' 5" maximum (3.53m x 3.18m)
Upvc double glazed window to rear. Picture rail. Original wood strip flooring. Built in cupboards to alcoves. Original tiled fireplace. Radiator.

BEDROOM THREE

8' 7" x 6' 6" (2.63m x 2.00m)
Upvc double glazed window to front. Picture rail. Original wooden strip flooring. Access to part boarded loft space via wooden retractable ladder. Radiator.

BATHROOM

8' 7" x 6' 6" (2.63m x 2.00m)
Upvc double glazed window to side. Fully tiled walls. Vinyl patterned flooring. Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and wc. Chrome heated towel rail.

OUTSIDE

REAR GARDEN - Enclosed south facing garden laid mainly to lawn with paved patio area. Two pear trees. Flower beds with mature shrubs. Oak pergola with lighting and heating. Seating area and sandstone patio. Wooden gate accessing side and front garden. Security lighting.

FRONT GARDEN - Driveway with parking leading to rear garden. Decorative stoned area. Mature shrubs. Box hedging.

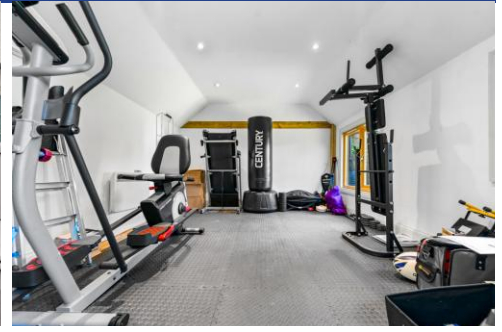
MULTI USE OUT BUILDING

Accessed via wooden door with electric, power and lighting. Loft space with storage. Two windows to front.

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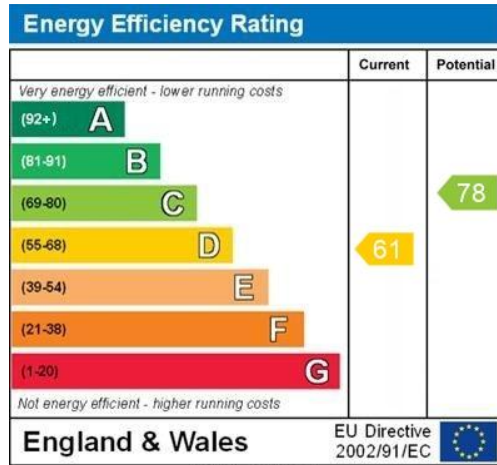
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