

# 128 Ton-yr-ywen Avenue,

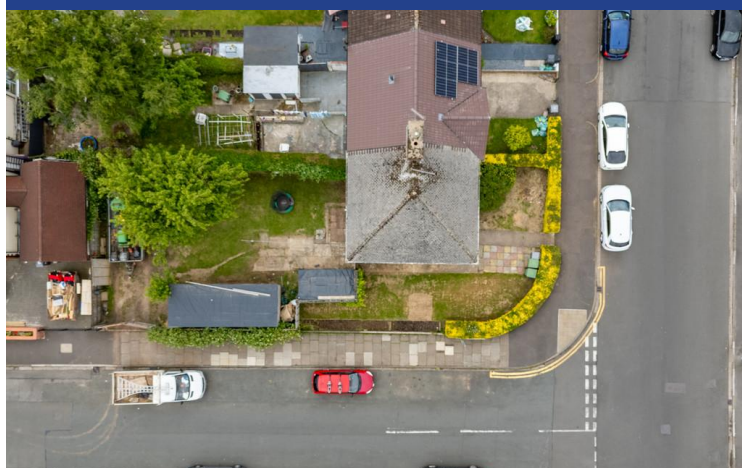
## Cardiff, CF14 4PD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



End Terraced House

3

1

1

2

# Property Description

A delightful three bedroom semi detached property in the Heath area situated on a larger than average corner plot within proximity to the University Hospital of Wales and Heath park. The property comprises of hallway, lounge, kitchen/diner, three bedrooms and bathroom. A large rear garden laid mainly to lawn and off road parking to the front of the property.

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 893 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 nearby. 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 HALLWAY

Enter into hallway via upvc double glazed front door. Smooth walls and ceiling with a central light pendant and finished with vinyl flooring. Carpeted staircase leading to first floor. Doors leading to lounge and kitchen. Upvc double glazed window to side. Under stairs storage cupboard.

## LOUNGE

13' 7" x 12' 2" maximum (4.16m x 3.71m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

## KITCHEN/DINING ROOM

19' 8" x 9' 8" maximum (6.01m x 2.95m)  
Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Built in oven and gas hob. Integral

dishwasher with space for washing machine and free standing fridge/freezer. Built in kitchen breakfast bar with space for dining table and chairs. Wall mounted combi boiler fitted to external wall. Upvc double glazed window to side and further two to the rear. Upvc double glazed door leading to rear garden. Smooth walls and ceiling with two central light pendants and finished with vinyl flooring.

## LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to all first floor rooms. Upvc double glazed window to side. Single cupboard ideal for storage. Loft hatch provide access to loft storage with pull down ladder and partially boarded.

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## BEDROOM ONE

13' 5" maximum x 9' 8" (4.10m x 2.95m)

Smooth walls with textured ceiling a central light pendant and finished with carpeted flooring. Built in double wardrobe. Upvc double glazed window to rear.

## BEDROOM TWO

11' 0" x 10' 2" minimum (3.36m x 3.12m)

Smooth walls and ceiling with a central light pendant and finished with original floorboards. Built in double wardrobe. Upvc double glazed window to rear.

## BEDROOM THREE

9' 1" x 7' 2" (2.79m x 2.19m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

## BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with shower over, wc and wash hand basin. Tiled splash back with tiled flooring, smooth ceiling and a central light pendant. Upvc double glazed obscure window to rear.

## OUTSIDE

FRONT GARDEN - Paved pathway leading to front door. Mostly laid to lawn with a hedge surround. Side gate provide access to the rear garden.

REAR GARDEN - Larger than average rear garden mostly laid to lawn with a fence surround. Large container in the rear garden is ideal for storage and can be removed upon sale if requested. Large double gate to the rear provide rear access.

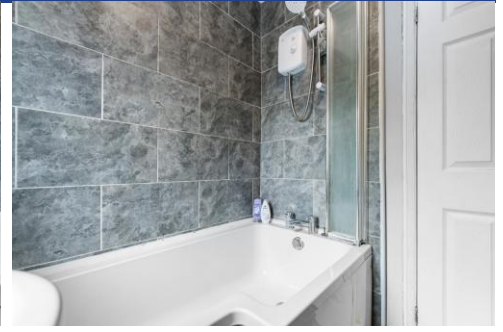


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