

2 Llwynfedw Gardens,

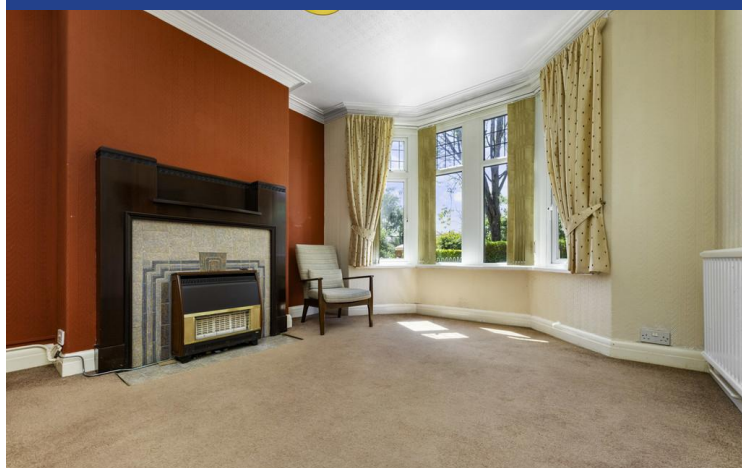
Heath, Cardiff, CF14 4NW



Estate Agents and
Chartered Surveyors

Offers Over

£400,000



Semi-Detached House

3

2

2

2

Property Description

MGY are proud to offer for sale this traditional red brick bay fronted semi detached property in the ever popular Llwynfedw Gardens, a community garden containing multiple games areas, bowling green, popular day nursery and community / events room. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, utility and wet room to the ground floor. On the first floor there are 3 bedrooms and a bathroom. Outside there is an enclosed garden to the rear, block paved front and a garage. No ongoing chain. Viewing recommended.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,037 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.

PORCH

Obscured double glazed doors to porch. Tiled floor. Original wooden door to entrance hall.

ENTRANCE HALL

Original wooden door with inset stained glass panels and further stained glass panels. Coved ceiling. Radiator. Gas and electric meters under the stairs. Original tiled floor under carpet.

LOUNGE

13' 1" into bay x 11' 7" into alcove (4.01m x 3.55m) Coved ceiling. Radiator. Feature original fireplace with inset gas fire (disconnected). Original parquet flooring under carpet.

DINING ROOM

15' 3" x 11' 7" into alcove (4.66m x 3.54m)

Double glazed sliding doors to rear garden. Radiator. Serving hatch to kitchen. Gas fire (disconnected). Original parquet flooring under carpet. Picture rail.

KITCHEN

14' 2" x 6' 1" (4.32m x 1.86m) Step down from the hallway. Double glazed uPVC window to side. Fitted kitchen with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Fridge and gas cooker. Door to :-

UTILITY ROOM

10' 9" max x 8' 6" (3.28m x 2.61m) Tiled floor. Obscured double glazed door to garden. Base unit and work surfaces incorporating stainless steel sink unit with mixer tap. Plumbing and space for washing machine and dishwasher. Door to :-

WET ROOM

5' 4" x 4' 3" (1.64m x 1.30m) Obscured double glazed window to side. Electric shower, w.c, corner wash hand basin with hot and cold taps.

2 Llwynfedw Gardens, Heath, Cardiff, CF14 4NW

FIRST FLOOR

STAIRS & LANDING

Double glazed stained glass window to side.

BEDROOM ONE

13' 1" into bay x 11' 5" into alcove (4.01m x 3.48m)

Double glazed bay window to front. Radiator.

BEDROOM TWO

12' 5" x 11' 8" into alcove (3.81m x 3.56m)

Double glazed window to rear. Radiator.

BEDROOM THREE

7' 6" x 6' 5" (2.29m x 1.97m)

Double glazed window to front. Radiator.

BATHROOM

8' 1" x 6' 1" (2.47m x 1.86m)

Obscured double glazed uPVC window to side.
Airing cupboard housing Worcester combi boiler.
Wooden panelled bath, w.c, pedestal wash hand basin with hot and cold taps. Tiled walls. Loft hatch.

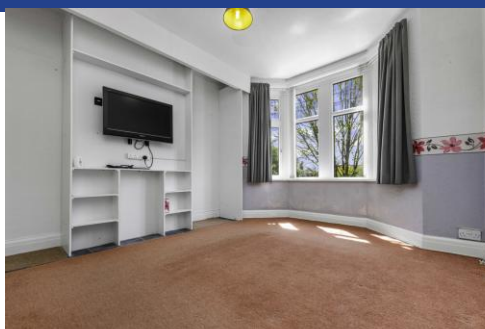
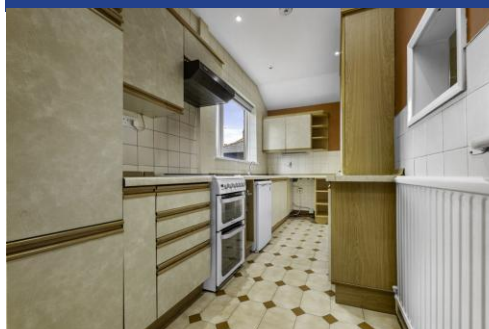
OUTSIDE

Front- Mostly block paved frontage, stone chipped area and hedge. Leading to garage. Gate to side.

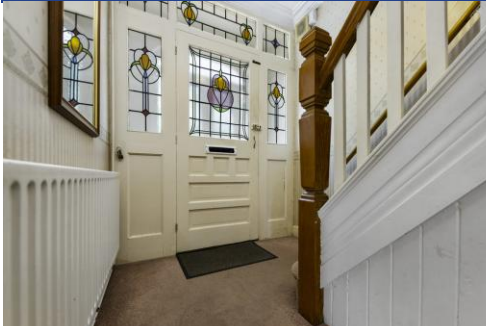
Rear garden - Gate to side. Garden. Paved areas.
Mostly laid to lawn. Brick built garden shed.

Garage - Door to front. Power.

2 Llwynfedw Gardens,
Heath, Cardiff, CF14 4NW



2 Llwynfedw Gardens,
Heath, Cardiff, CF14 4NW



2 Llwynfedw Gardens, Heath, Cardiff, CF14 4NW

GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.