

12 Cefn Carnau Road,

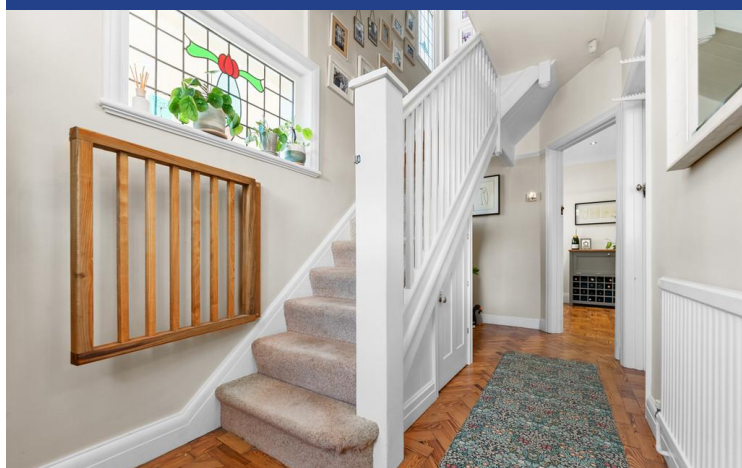
Heath, Cardiff, CF14 4LZ



Estate Agents and
Chartered Surveyors

Asking Price Of

£490,000



Semi-Detached House

3

2

3

3

Property Description

An impeccable three double bedroom semi-detached family home in the heart of Heath. This beautifully presented home has been largely extended offering ample space for the whole family to enjoy. With modern yet traditional features throughout complete with true craftsmanship this home really is a MUST SEE!

Internally the property accommodation briefly comprises; entrance hall, lounge with fitted log burner and feature bay window, open plan kitchen/dining and living room overlooking the rear garden, utility room and a downstairs WC. To the first floor you will find two double bedrooms and a family bathroom complete with four-piece bathroom suite. An office area has also been incorporated into the landing space ideal for those working from home in original location of bedroom three. And finally, to the second floor you will find the master bedroom with built in wardrobes and storage in the eaves with a large dormer window offering heaps of space plus an en-suite shower room complete with three-piece suite.

Outside to the front of the home you will find a tarmac driveway offering off road parking for two cars leading to a detached garage. Side gate property access to the rear garden offering a combination of decking, paving and the remainder laid to lawn. A range of planter also offer the ideal space for plants, trees and shrubbery.

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**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 on the door step. The property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand

HALLWAY

Enter into hallway via original stained glass front door. Smooth walls and ceiling with a central light pendant and finished with original parquet flooring. Carpeted staircase leading to first floor. Stained glass window to side. (All stained glass windows have been double glazed and re fitted.) Storage cupboard under stairs. Door leading to lounge and kitchen/diner/living room.

LOUNGE

13' 9" into bay x 12' 1" into alcove (4.20m x 3.69m)
Smooth walls and ceiling with a central light pendant and finished with original parquet flooring. Central chimney breast with feature fireplace and fitted log burner with slate grate.

KITCHEN/ DINING ROOM/ LIVING ROOM

18' 4" maximum x 23' 7" maximum (5.59m x 7.19m)
Open plan kitchen/dining and living room. Smooth walls and ceiling with spot lighting and a combination between original parquet flooring and tiled floors. Central chimney breast with fitted cupboard and

shelving. Two upvc double glazed window to size and Upvc double glazed French doors to rear.

KITCHEN

Fitted with a range of base and eye level units with worktops over. Free standing Smeg cooker with five ring gas hob and cooker hood over. Integral fridge/freezer and dishwasher. Boiler wall mounted to external wall incased in kitchen unit. Inset one and a half bowl stainless steel sink unit plus drainer.

UTILITY ROOM

3' 11" x 3' 11" (1.20m x 1.21m)
Smooth walls and ceiling with one single wall light and antico flooring. Plumbing for washing machine. Door leading to cloakroom.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin. Half panelled walls with panelled ceilings with a single wall light. Upvc double glazed obscure window to side.

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 and front. Carpeted staircase leading to second floor.

12 Cefn Carnau Road, Heath, Cardiff, CF14 4LZ

BEDROOM TWO

11' 11" maximum x 13' 10" into bay (3.65m x 4.23m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Two built in double wardrobes. Upvc double glazed bay window to front.

BEDROOM THREE

11' 3" x 10' 9" into alcove (3.44m x 3.30m)

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

BATHROOM

Fitted with a traditional four piece bathroom suite comprising double walk in shower enclosure with glass sliding door, separate roll top bath, WC and wash hand basin. Tiled walls with smooth ceiling, spot lighting and finished with Amtico flooring.

SECOND FLOOR LANDING

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

BEDROOM ONE

17' 1" x 9' 6" (5.22m x 2.91m)

Smooth walls and ceilings with a central light pendant and finished with carpeted flooring. Built in storage in the eaves plus built in wardrobes. Exposed chimney breast with feature brick wall. Upvc double glazed window to rear and two skylight windows to front. Door leading to en suite shower room.

ENSUITE

Fitted with a traditional three piece bathroom suite comprising walk in double shower with glass shower screen, wc and wash hand basin. Tiled walls with smooth ceiling with spot lighting and Amtico flooring to finish.

OUTSIDE

FRONT - Tarmac front driveway with parking for two cars. Side access leading to rear garden.

REAR - A beautifully kept enclosed level garden can be found to the rear mostly laid to lawn with a range of plants, trees and shrubbery. Two patio areas offering an ideal space for outside dining and entertaining with a fence surround. Raised planters offer a great space for growing plants or even your own fruits and vegetables. Side gate provides access to the side and front.

GARAGE

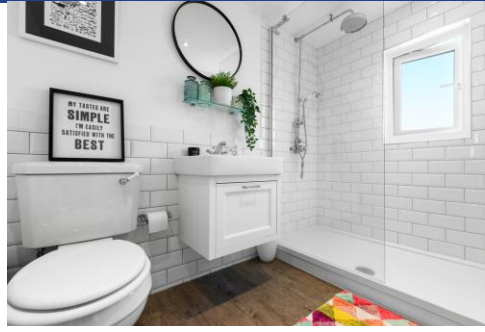
9' 4" x 16' 1" (2.86m x 4.91m)

Garage with standard up and over garage door and fitted with power sockets and lighting. Upvc double glazed window to side and rear plus a wooden side door.

12 Cefn Carnau Road,
Heath, Cardiff, CF14 4LZ



12 Cefn Carnau Road,
Heath, Cardiff, CF14 4LZ



12 Cefn Carnau Road,
Heath, Cardiff, CF14 4LZ

Birchgrove 029 2052 9026

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



[mgy.co.uk](https://www.mgy.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.