



11 NANT Y WEDAL
HEATH
CARDIFF CF14 3QU

ASKING PRICE OF
£360,000



TOWN HOUSE



3



3



3



2

MGY are pleased to offer for sale this lovely 3 bedroom townhouse in a sought after location close to the UHW. The property is very well presented with accommodation comprising living room, bedroom, utility room and shower room to the ground floor. On the first floor there is a good size lounge and a kitchen / diner and on the second floor there are 2 further bedrooms, one ensuite and family bathroom. Driveway to front and low maintenance garden to rear. Early viewing advised to avoid disappointment.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,324 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is located in the popular Heath area, within walking distance of Whitchurch Road with its wide variety of shops and restaurants. The Heath Hospital is within close proximity along with easy access to the City Centre, and links to the M4.

ENTRANCE HALL

Front door to entrance Hall. Stairs to first floor. Radiator. Laminate flooring. Understairs storage cupboard. Doors to sitting room, bedroom, utility room and shower room.

LIVING ROOM

19' 7" x 8' 8" (5.99m x 2.66m)
Double glazed uPVC French doors to front. Radiator.

BEDROOM THREE

9' 11" x 8' 9" (3.04m x 2.67m)
Double glazed uPVC window to rear. Radiator.

UTILITY ROOM

6' 3" x 6' 6" (1.91m x 2.00m)
Glazed door to rear garden. Radiator. Base unit with work surface and tiled splash back incorporating stainless steel sink unit with mixer tap. Plumbing and space for washing machine.

SHOWER ROOM

8' 8" x 3' 1" (2.66m x 0.96m)
Tile effect vinyl flooring. Tiled shower cubicle with electric shower, w.c, wall hung wash hand basin with mixer tap. Chrome heated towel rail.

FIRST FLOOR

Stairs and Landing
Stairs to second floor. Radiator. Doors to lounge and kitchen / diner.

LOUNGE

19' 6" x 15' 8" (5.96m x 4.79m)
Double glazed uPVC window to front and Double glazed French doors with Juliet balcony. Feature fire surround. Laminate flooring.

KITCHEN/DINER

15' 8" x 10' 4" (4.79m x 3.15m)
Double glazed window to rear. Double glazed uPVC French doors with Juliet rail. LVT flooring. Base and wall units with work surfaces incorporating one and a half sink unit with mixer tap and tiled splash back. Built in oven and 4 ring gas hob with extractor over. Built in fridge / freezer. Plumbing and space for dishwasher. Spotlights to ceiling. Radiator.

SECOND FLOOR

Stairs and Landing
Airing cupboard housing boiler and with shelving. Doors to 2 bedrooms and bathroom.

BEDROOM ONE

15' 9" x 11' 4" (4.81m x 3.46m)
2 double glazed uPVC windows to front. Radiator. Fitted double and single wardrobe. Door to:-

ENSUITE

8' 5" x 3' 11" (2.57m x 1.20m)
Part tiled walls. Tile effect vinyl flooring. Tiled shower cubicle with mains shower, wall hung wash hand basin with hot and cold taps, w.c. Shaver point.

BATHROOM

8' 5" x 6' 5" (2.58m x 1.96m)
Tiled walls. Tile effect vinyl flooring. Panelled bath with hot and cold mixer tap and with shower attachment, wall hung wash hand basin with hot and cold taps, w.c. Loft hatch. Radiator.



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BEDROOM TWO

15' 8" x 9' 3" (4.80m x 2.84m)

2 double glazed uPVC windows to rear. 2 radiators. Fitted wardrobe. Coved ceiling.

OUTSIDE

Front - Driveway.

Rear Garden - Part paved and part laid with AstroTurf.

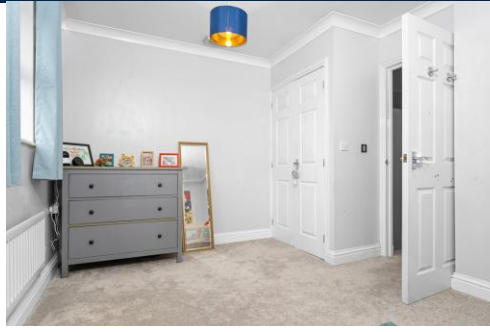
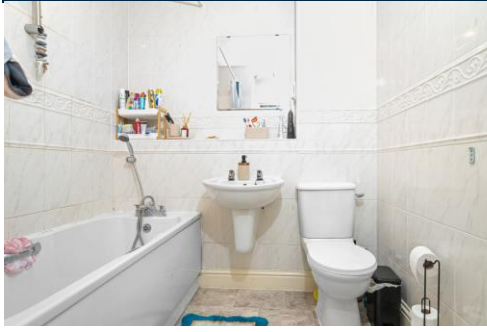
Garden shed.



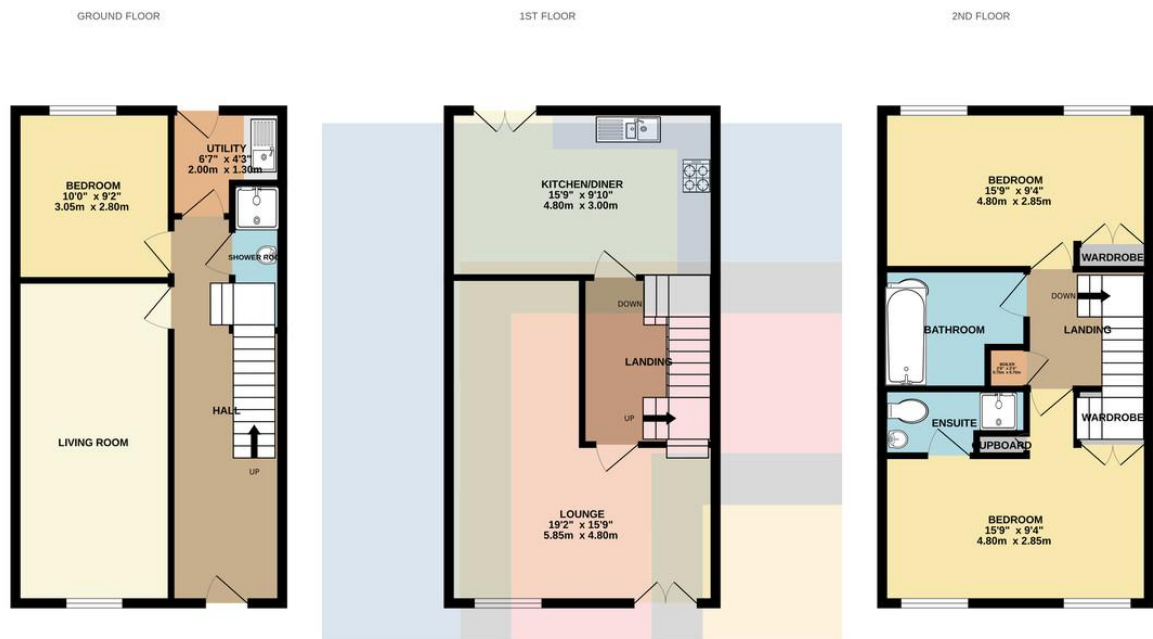
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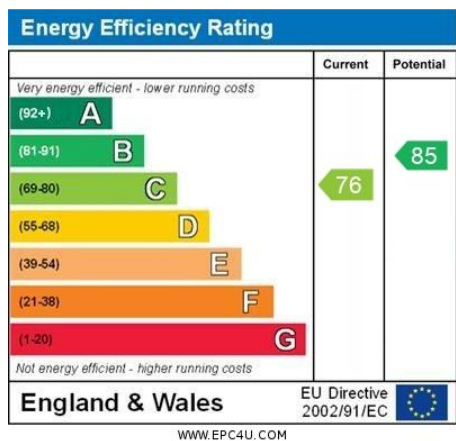
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Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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