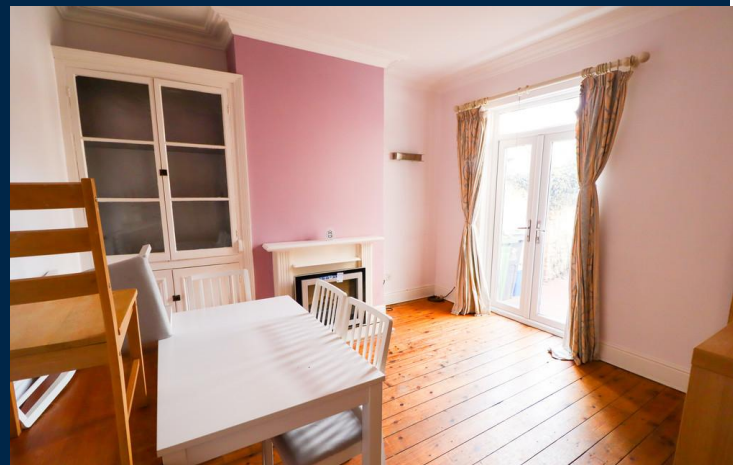




**8 LAYTONIA AVENUE**  
**HEATH**  
**CARDIFF CF14 3BQ**

ASKING PRICE OF  
**£360,000**



**MID TERRACED HOUSE**



**4**



**1**



**1**



**2**

MGY offer for sale this spacious 4 bedroom terraced property in a popular and convenient location. The accommodation comprises entrance hall, lounge, dining room, kitchen / diner, 4 bedrooms and family bathroom. Forecourt frontage, rear garden and storage garage.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND:**

**FLOOR AREA APPROX: 1,216 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Situated in a popular and convenient location close to the A48/ M4 link roads, close proximity to the UHW and with easy access to the City Centre. You will find a variety of shops, bars / restaurants etc within walking distance at Whitchurch Road.

#### ENTRANCE HALL

Entered via glazed wooden door. Stained glass window. Radiator. Original tiled floor. Stairs to first floor.

#### LOUNGE

14' 11" into bay x 13' 3" into alcove (4.57m x 4.04m)  
Double glazed bay window to front. Feature fireplace. Radiator.

#### DINING ROOM

12' 4" x 12' 7" into alcove (3.76m x 3.84m)  
Double glazed doors to rear. Fitted dresser. Feature fireplace. Floorboards. Coved ceiling.

#### KITCHEN / DINER

18' 8" x 10' 10" (5.69m x 3.31m)  
Double glazed uPVC door to side leading to rear garden. Double glazed uPVC window to rear. Tiled floor. Base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Oven, washing machine and dishwasher. Fridge / freezer. Radiator.

#### FIRST FLOOR

##### STAIRS & LANDING

Access to loft space.

##### BEDROOM ONE

15' 0" into bay x 12' 4" into alcove (4.58m x 3.77m)  
Double glazed bay window to front. Coved ceiling. Feature fireplace. Radiator.

##### BEDROOM TWO

12' 7" x 12' 11" (3.84m x 3.94m)  
Double glazed window to rear. Feature fireplace. Fitted cupboard housing combi boiler. Radiator.

##### BEDROOM THREE

11' 1" x 8' 5" (3.38m x 2.57m)  
Double glazed window to rear. Radiator.

##### BEDROOM FOUR

9' 4" x 6' 5" (2.86m x 1.97m)  
Double glazed window to front. Radiator. Coved ceiling and picture rail. Loft hatch.

##### BATHROOM

7' 10" x 5' 7" (2.39m x 1.71m)  
Obscured double glazed window to side. Panelled bath with mains shower and mixer tap, w.c, vanity enclosed wash hand basin with mixer tap and with storage below.

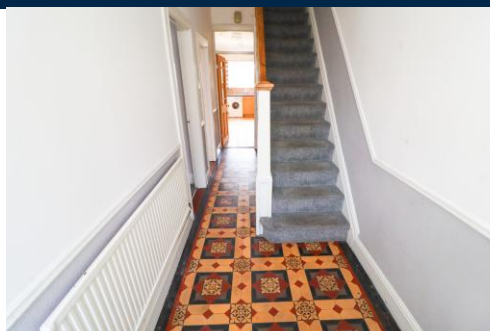
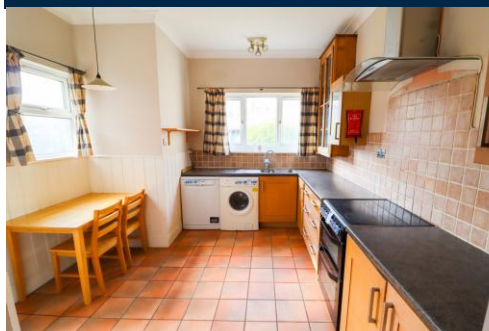
##### OUTSIDE

Forecourt front. Rear garden partly laid to lawn, paved pathway. Borders. Storage garage.





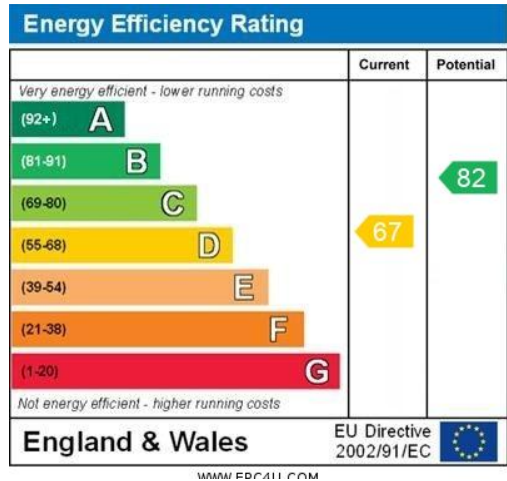
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 as to their operability or efficiency can be given.  
Made with Metropix (2025)



**BIRCHGROVE** 029 2052 9026

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



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