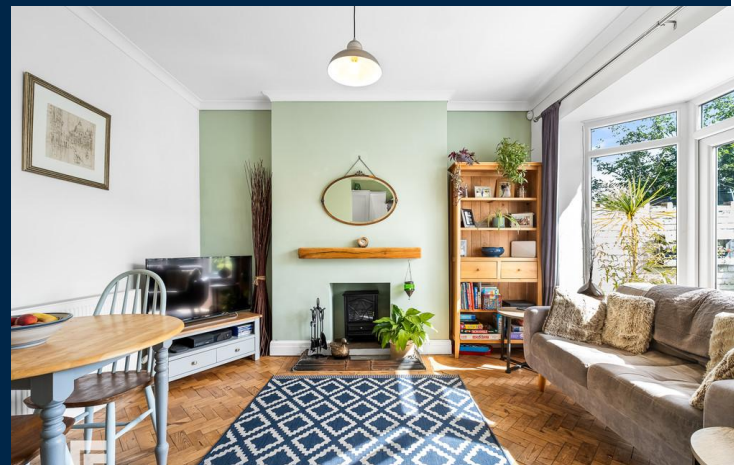




32 ST. HELENS ROAD
HEATH
CARDIFF CF14 4AR

ASKING PRICE OF
£425,000



END TERRACED HOUSE



4



1



2



2

A delightful family home in the Heath area of Cardiff close to the University of Wales Hospital and Heath park. The property briefly comprises of Hallway, lounge, dining room, kitchen and utility/ cloakroom to the ground floor. On the first floor there are three bedrooms and a family bathroom and a further bedroom on the second floor. Off road parking to the front and an enclosed rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,291 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are a stone's throw away. 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 with Upvc double glazed obscure windows either side. Smooth walls and ceiling with a central light pendant and original parquet flooring. Carpeted staircase leading to first floor. Door leading to lounge and dining room. Under stairs storage cupboard.

LOUNGE

12' 2" into alcove x 13' 7" into bay (3.71m x 4.15m)
Smooth walls and ceiling with central light pendant and ceiling rose and original parquet flooring to finish. Feature fireplace and surround with wood burner complete with flue.

DINING ROOM

14' 5" into bay x 11' 3" into alcove (4.41m x 3.44m)
Smooth walls and ceiling for central ceiling rose and central light pendant. Original parquet flooring. Chimney breast with feature driftwood and banister and tiled floor surround. UPVC double glazed bay window with French doors leading into rear garden.

KITCHEN

18' 10" x 6' 8" (5.76m x 2.05m)
Fitted with a range of base and eye level units with wooden worktops over. Smeg Range dial cooker with five ring gas hob and cooker hood over. Ceramic double sink unit with tap. Space for fridge freezer and freestanding dishwasher. Tiled splashback with smooth walls and ceiling and spotlighting. Tiled floors to finish. UPVC double glazed window to side and single UPVC double glazed door leading to rear garden. Door leading into cloakroom/utility room. Loft hatch provide access to storage above the kitchen area.

UTILITY ROOM/ CLOAKROOM

6' 11" x 4' 0" (2.12m x 1.24m)
Fitted with a two-piece bathroom suite comprising of a WC and wash hand basin. Space for washing machine and tumble dryer. Built-in storage cupboard housing Combi boiler. Smooth walls and ceiling for the central light pendant and tiled flooring to finish. UPVC double glazed obscured window to rear garden.

LANDING

Smooth walls and ceiling with central light pendant and continual carpeted staircase to second floor. Doors leading into bedroom one, bedroom two, bedroom four and also the family bathroom.

BEDROOM ONE

12' 1" into alcove x 11' 8" (3.70m x 3.56m)
Smooth walls and ceiling with central light pendant and carpeted flooring to finish. UPVC double glazed bay window with stained glass to front.



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BEDROOM TWO

11' 11" x 11' 4" into alcove (3.64m x 3.46m)
Smooth walls and ceiling with carpeted flooring to finish.
UPVC double glazed window to rear.

BEDROOM FOUR

8' 5" x 5' 11" (2.57m x 1.82m)
Smooth walls and ceiling with central light pendant and carpeted flooring to finish. UPVC double glaze window to front.

BATHROOM

Fitted with a modern three-piece bathroom suite comprising a bath with shower over, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and a central light pendant. Single storage cupboard with shelving ideal for towels and toiletries. UPVC double glazed obscured window to rear.

LANDING TWO

Smooth walls and ceiling for the central light pendant. Door leading into bedroom three. Single storage cupboard providing access to loft space.

BEDROOM THREE

13' 10" x 12' 8" (4.24m x 3.87m)
Smooth walls and ceiling with central light pendant and carpeted flooring to finish. Two storage cupboards providing access to eaves storage. Double glazed wooden Velux windows to both front and rear.

LOCATION

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OUTSIDE

Front - Two car drive to the front complete with stone chipping. Traditional paved path leading to front door.

Rear - enclosed rear garden comprising of a combination of paving and stone chippings with the remainder laid to lawn. Gate to rear providing rear lane access. Garden shed to remain, ideal for storing outside furniture and gardening tools. Raised planter to the right hand side of the garden is complete with a range of flowers and shrubbery offering a bust of colour into the garden.



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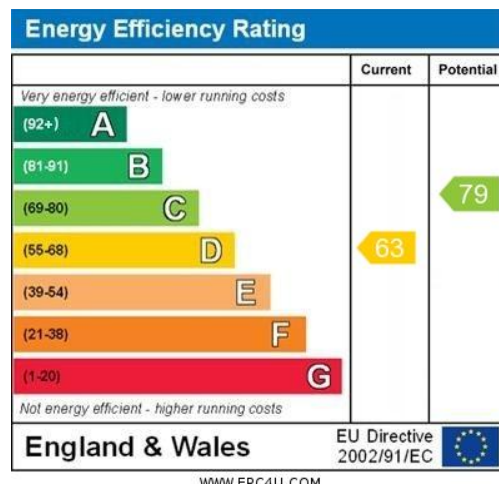
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BIRCHGROVE 029 2052 9026

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



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