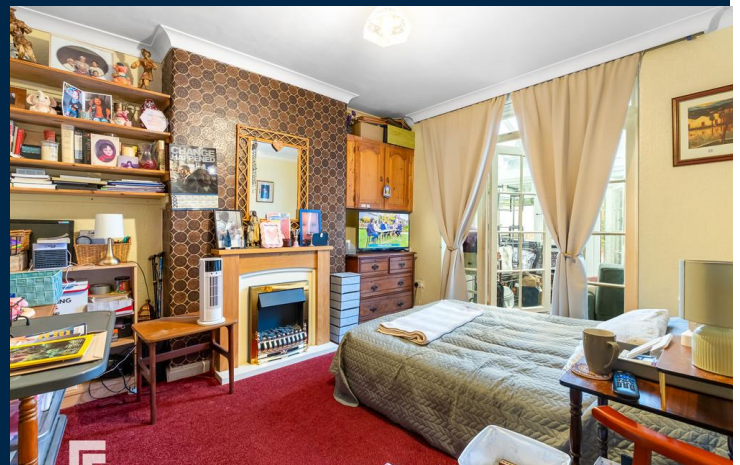




81 HEATHWAY
HEATH
CARDIFF CF14 4JR

£395,000



SEMI-DETACHED HOUSE



3



1



1



2

MGY are delighted to offer for sale this three bedroom semi detached property in the sought after Heath area of Cardiff. The property is in need of modernisation and comprises hallway, lounge, dining/living room, kitchen and conservatory to the downstairs and upstairs three bedrooms and a family bathroom.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1018 SQ.FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Located in the sought-after area of Heath in North Cardiff, with the University Hospital of Wales and Heath Park only minutes away and a Post Office, GP surgery, chemist and mini-market on the door step. Regular bus and train services are also close to hand. Good primary schools in the area.

ENTRANCE HALLWAY

Entered via PVC door with inset double glazed and stained frosted glass panel. Radiator. Frosted double glazed uPVC windows to front. Ample space for under stairs storage. Doors leading to lounge, sitting room / dining room and kitchen. Staircase with chair lift.

LOUNGE

13' 10" x 12' 3" (4.23m x 3.74m)
uPVC double glazing bay window to front. Radiator. Coved ceiling.

SITTING ROOM/ DINING ROOM

12' 4" x 10' 11" (3.76m x 3.34m)
Radiator. Glazed wooden door with panels either side leading to conservatory. Feature fire surround with inset coal effect electric fire. Coved ceiling.

CONSERVATORY

8' 0" x 10' 1" (2.45m x 3.09m)
uPVC double glazing doors leading to rear garden. Tiled flooring. Double glazed uPVC door to kitchen. Double glazed uPVC ceiling.

KITCHEN

17' 11" x 7' 0" (5.48m x 2.15m)
Appointed alongside two sides, high and low level cupboard beneath laminate work tops. Stainless steel sink bowl with chrome tap. Combi boiler. Integrated four ring gas hob and extractor fan. Integrated oven. Space for fridge freezer, washing machine and dishwasher. Tiled splash backs. Tiled flooring. Double glazed uPVC door to conservatory. Double glazed uPVC window to side access. Opening to rear pantry. Double glazed uPVC window to rear garden.

FIRST FLOOR

LANDING -Landing area with access to all rooms. Single glazed frosted stained glass window to side. Access to loft.

BATHROOM

7' 4" x 6' 9" (2.25m x 2.08m)
White suite; low level WC, with wash hand basin, chrome tap and vanity. Radiator. Tiled splash backs appointed across all four sides. Integrated double doored cupboard space. Bath tub with chrome mixer tap and chrome shower head. Vinyl flooring. Obscured single glazed frosted window to side.

BEDROOM ONE

13' 10" x 11' 1" (4.23m x 3.38m)
A spacious main double bedroom. Radiator. uPVC double glazed stained bay window to front. Coved ceiling.

BEDROOM TWO

12' 0" x 11' 1" (3.67m x 3.38m)
A good sized second double bedroom. Double glazed uPVC window to rear garden. Radiator. Coved ceiling.

BEDROOM THREE

7' 6" x 6' 10" (2.31m x 2.10m)
A third single bedroom. Radiator, uPVC stained double glazed window to front.



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OUTSIDE

FRONT GARDEN - Enclosed with hedging. Driveway leading to garage.

REAR GARDEN - Laid mainly to lawn with patio area. Two storage units.



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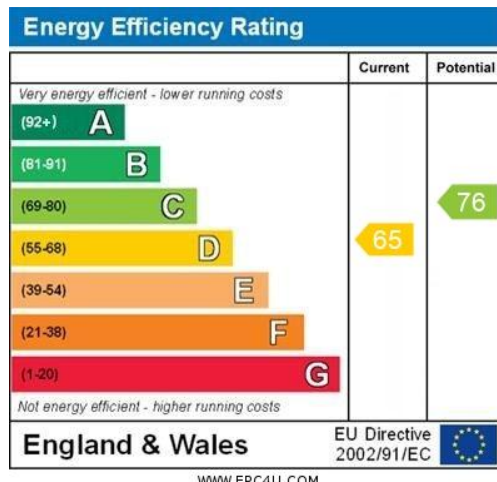
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GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 sq.m.) approx.
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 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.
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BIRCHGROVE 029 2052 9026

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