

29 St. Albans Avenue,
Heath, Cardiff, CF14 4AS



Estate Agents and
Chartered Surveyors

Guide Price

£440,000



Semi-Detached House

3

1

2

3

Property Description

**** NO CHAIN **** A delightful red brick semi detached property in the sought after area of Heath close to local amenities and transport links to the city centre. The property comprises entrance hallway, three reception rooms, kitchen, conservatory, downstairs cloakroom, three bedrooms and bathroom. off road parking to the front of the property with garage and a private rear garden.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,194 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE PORCH

UPVC door to porch. Wooden door with stained glass panels to entrance hall. Laminate floor.

ENTRANCE HALL

Wooden door with stained glass panels. Wood block flooring. Radiator. Stairs to first floor. Door to :-

WC

W.c. Corner wash hand basin with mixer tap.

LOUNGE

15' 2" into bay x 10' 11" into alcove (4.63m x 3.33m)

Double glazed upvc bay window to front, wood block flooring. Feature fire surround with inset coal effect gas fire. Coved ceiling and picture rail. Radiator.

DINING ROOM

10' 7" x 6' 9" (3.23m x 2.07m)

Double glazed upvc window to side. Wood block flooring. Door to kitchen. Original cabinet. Radiator. Square opening to :-

SITTING ROOM

14' 3" x 10' 10" into alcove (4.35m x 3.32m)

Glazed doors to sun room. Picture rail. Feature fireplace with coal effect gas fire.

KITCHEN

11' 2" x 7' 3" (3.42m x 2.22m)

Double glazed upvc windows to rear and side. Radiator. Base and wall units with work surfaces and tiled splash backs. Wall mounted gas boiler. Plumbing for washing machine. Gas cooker point. Glazed door to sun room.

SUN ROOM

10' 10" x 6' 3" (3.31m x 1.91m)

Sliding doors to rear garden.

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FIRST FLOOR

Stairs and Landing

Double glazed upvc window to side. Picture rail. Airing cupboard housing hot water tank and with shelving.

BEDROOM ONE

15' 2" into bay x 10' 11" max to back of fitted wardrobe (4.64m x 3.34m)

Double glazed upvc bay window to front with stained glass panels over. Radiator. Fitted wardrobes.

BEDROOM TWO

13' 10" x 10' 9" to back of wardrobe (4.22m x 3.29m)

Double glazed upvc window to rear. Radiator.

BEDROOM THREE

8' 5" x 6' 9" (2.57m x 2.07m)

Double glazed uPVC window to front. Radiator.

SHOWER ROOM

8' 0" x 6' 9" (2.45m x 2.08m)

Obscured double glazed upvc windows to rear and side. Large walk in shower with "Triton" electric shower, pedestal wash hand basin with mixer tap, w.c, bidet. Part tiled walls.

OUTSIDE

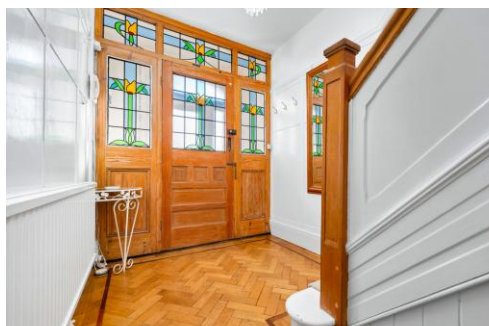
A lovely rear garden mostly laid to lawn, part paved. Side access with rear gate to front and side door to garage.

GARAGE

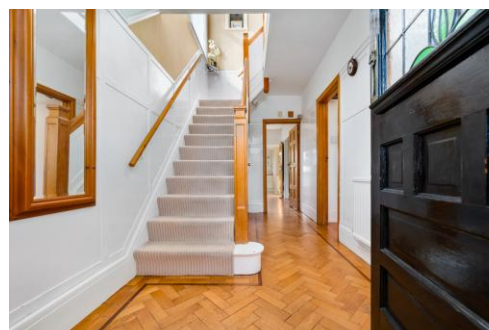
17' 10" x 8' 0" (5.46m x 2.44m)

Up and over door to front. Double glazed window to rear. Door to side. Power and lighting.

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