

1 St. Edwen Gardens,
Heath , Cardiff, CF14 4JZ



Estate Agents and
Chartered Surveyors

£480,000



Semi-Detached House

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Property Description

* NO CHAIN* **TRADITIONAL SEMI DETACHED HOUSE** Situated close to all amenities at Birchgrove and Heath this property offers entrance hall, lounge, kitchen/diner, conservatory, three bedrooms and bathroom. The property is set in delightful gardens with the rear being south facing. The property also has the benefit of off road parking. The property is also in close proximity to well regarded primary schools and high schools.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1100 sq.ft

Viewing Arrangements
Strictly by appointment

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are on the door step. The property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

ENTRANCE HALL

Entered via uPVC door with inset obscured double glazed panels. Obscured double glazed uPVC window to side. Radiator. Laminate flooring. Stairs to first floor. Understairs storage cupboard housing electric meter. Door to w.c.

CLOAKROOM

Obscure double glazed window to side. WC, corner wash hand basin with mixer tap. Tiled walls. Laminate flooring.

LOUNGE

13' 6" into bay x 13' 1" into alcove (4.13m x 4.01m) Double glazed uPVC bay window to front. Laminate flooring. Coved ceiling. Ceilings and walls are plastered. Contemporary vertical radiator. Wood burning stove.

KITCHEN/DINING ROOM

20' 4" max x 12' 9" into alcove (6.22m x 3.90m) Double glazed uPVC window to side and double glazed uPVC single and double door to conservatory. Laminate flooring. Feature wood effect fire. Modern fitted kitchen with Quartz work surfaces incorporating sink with mixer tap, 5 ring gas hob with ceiling extractor. Built in oven. Integrated fridge/ freezer, dishwasher and washing machine. Spotlights. Plastered walls and ceiling.

CONSERVATORY

16' 9" x 15' 7" (5.11m x 4.77m) Fully Upvc conservatory. Radiator. Fan light. Laminate flooring. Double glazed uPVC single and double doors to kitchen/diner.

FIRST FLOOR LANDING

Double glazed stained glass window to side. Coved ceiling. Loft hatch.

BEDROOM ONE

13' 6" into bay x 13' 1" to back of w/robes (4.12m x 4.01m) Double glazed uPVC bay window to front. Fitted part mirror fronted wardrobes with hanging and

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shelving. Laminate flooring.

BEDROOM TWO

11' 8" x 13' 4" (3.58m x 4.07m)

Double glazed uPVC window to rear. Coved ceiling.

Papered walls and ceiling. Fitted wardrobes and dressing table. Radiator.

BEDROOM THREE

10' 4" x 6' 11" (3.15m x 2.12m)

Double glazed window to front. Radiator.

BATHROOM

8' 0" x 7' 10" (2.44m x 2.40m)

Two obscure double glazed uPVC window to side.

Shower bath with mixer tap and mounted shower attachment, vanity enclosed wash hand basin with mixer tap and WC. Tiled walls with mirror inset above the sink. Laminate flooring. Chrome heated towel rail. Airing cupboard with shelving and housing gas combi boiler.

OUTSIDE

Front - Lawn with well stocked borders. Driveway leading to gated access to rear garden.

Rear- A good size enclosed west facing garden, mostly laid to lawn with borders.

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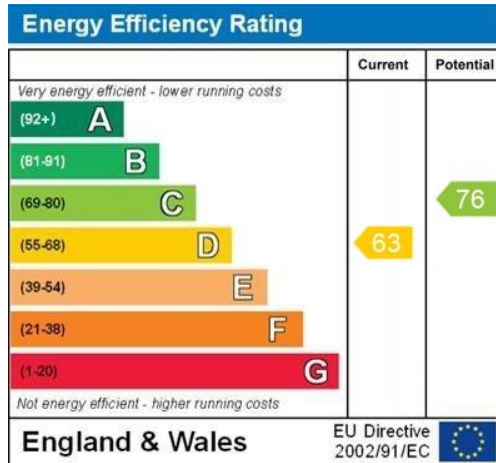
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Birchgrove 029 2052 9026

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