



## 36 Threipland Drive

Heath, Cardiff CF14 4PW

£195,000

HARRIS & BIRT





A two double bedroom top floor apartment located in the sought after area of Heath, Cardiff. The property benefits from two bedrooms, open kitchen/living area and a bathroom. Off road parking for one vehicle, visitors parking and a bike shed.

Located in the sought after area of Heath / Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by. The property is situated within walking distance to Birchgrove with cafes, optician, dentist, public house, hairdressers, schools and more. Regular bus and train services and great road links leading around the city.

Ideal Buy to Let Investment - Potential Rental Income - £1050 pcm.

## Accommodation

### Hallway 10'5" x 7'6" (3.18m x 2.29m)

Entrance via wooden front door into open entrance hall. Carpeted flooring. Skimmed walls & ceiling. Two ceiling lights. Entrance intercom phone. BT Point. Radiator. Hatch to attic space. Attic space is half boarded.

### Kitching/Living/Dining Room 20'3" (max) x 21'8" (max) (6.17m (max) x 6.60m (max))

Laminate flooring. Double glazed UPVC window to rear. UPVC double glazed french doors with small balcony to front elevation. Two radiators. Three pendant lights. Skimmed walls & ceiling. Room thermostat. Range of wall & base units features include: gas hob and oven with overhead extractor, space for washing machine, fridge/freezer. Boiler enclosed in cupboard.

### Primary Bedroom 13'4" x 9'5" (4.06m x 2.87m)

Carpeted flooring. Skimmed walls & ceiling. Pendant light. UPVC double glazed window to rear elevation. Built in wardrobes. Radiator. TV aerial point.

### Bedroom Two 13'4" x 7'3" (4.06m x 2.21m)

Carpeted flooring. UPVC double glazed window to rear

elevation. Skimmed walls & ceiling. Ceiling pendant light. Radiator. TV aerial point.

### Bathroom 6'8" x 5'8" (2.03m x 1.73m)

Vinyl flooring. Three piece bathroom suite including P shaped bath with shower above, wc and wash hand basin. Fully tiled around bath. Half tiled and half skimmed walls & ceiling. Extractor fan.

## Outside

One allocated parking space to the front. Visitor parking also available. Undercover bike storage. Undercover bin store.

## Services

Mains connected gas, electricity, water and drainage.

## Leasehold Information

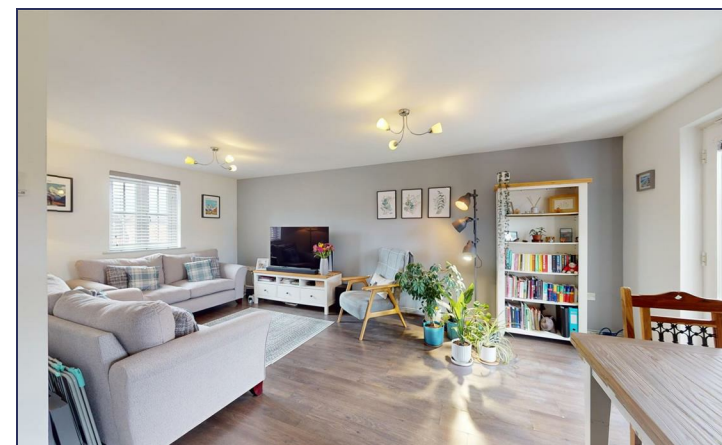
Yearly maintenance charge £2235.26, approx. £187 per month

Yearly Ground Rent £334

Lease from 2005 for 125 years - 106 years remaining

## Directions

From our office on Caerphilly Road travel along Caerphilly Road and take the first right after Aldi Store and then it's the first left.



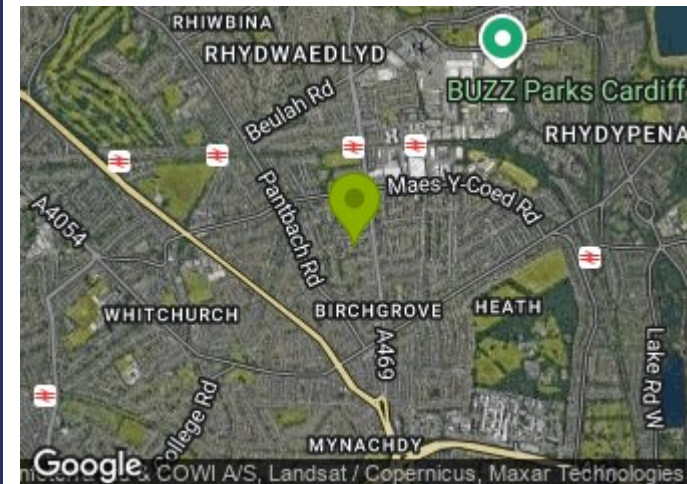






GROSS INTERNAL AREA  
FLOOR PLAN 655 sq.ft.  
EXCLUDED AREAS : BALCONY 49 sq.ft.  
TOTAL : 655 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

