



59 Rhydhelig Avenue

Cardiff CF14 4DB

Offers Over £350,000

HARRIS & BIRT



A traditional three bedroom semi-detached family home in the heart of Heath, Cardiff. The property offers two large reception rooms, kitchen/diner a sun room and a downstairs wc. To the first floor you will find two large double bedrooms both with fitted wardrobes, and a smaller bedroom which is currently used as an office with built in cupboards. There is a shower room and a separate upstairs wc. There is driveway parking an enclosed garden and garage with power and storage.

Located in the sought after area of Heath in North Cardiff within close proximity to Heath Park and the University Hospital Wales, but also within walking distance of Roath Park Lake. Wellfield road, Whitchurch Road or Caerphilly Road are also close at hand with a variety of bars and restaurants etc. There are well regarded schools at all levels in the area. Public transport links are good to the City Centre and beyond.

Accommodation

Ground Floor

Entrance Porch

Entered via UPVC double doors into porch.

Entrance Hall 6'3" x 16'3" (1.91m x 4.95m)

Entered via wooden part glazed door, with glazed panels either side. Papered walls with picture rail, artexed ceiling, pendant lighting. Stained glass porthole window to side elevation. Radiator. Stairway to first floor.

Lounge 12'8" x 15'1" (3.86m x 4.60m)

Carpeted flooring, UPVC double glazed bay fronted window to front elevation. Papered walls with picture rail, painted walls above. Papered ceiling with pendant light. UPVC double glazed frosted window to allow light into Dining Room. Fire surround with electric fire. There is a gas pipe to the fire that has been capped. Radiator.

Second Reception Room 11'5" x 12'10" (3.48m x 3.91m)

Carpeted flooring, UPVC double glazed patio doors leading to Sun Room. Papered walls with picture rail, painted walls above. Papered ceiling with pendant light. UPVC double glazed frosted window to allow light from the lounge. Tiled hearth, wooden fire surround with electric fire. Radiator.

Kitchen/Diner 8'10" x 12'9" (2.69m x 3.89m)

Carpeted tiled flooring, papered walls, UPVC double glazed window to side elevation. Radiator. Range of wall and base cupboards, UPVC double glazed window to rear elevation. Hatch to attic space.

Sun Room 8'9" x 11'3" (2.67m x 3.43m)

Accessed through wooden glazed door. Carpeted flooring. Skimmed walls. Corrugated plastic sheeting to the roof. UPVC Double glazed French doors to rear garden. Wall light.

WC

Low level WC located beneath the stairwell.

First Floor

Landing 3'8" x 12'11" (1.12m x 3.94m)

Carpeted flooring, papered walls with picture rail, artexed ceilings and UPVC double glazed window to side elevation.

Bedroom One 10'2" x 14'9" (3.10m x 4.50m)

Tiled carpet flooring. UPVC Double glazed bay fronted window to front elevation. Fitted wardrobes with sliding doors. Papered walls with picture rail. Skimmed walls and ceiling above.

Bedroom Two 9'8"x 13'10" (2.95mx 4.22m')

Carpeted flooring, fitted wardrobes, UPVC double glazed window to rear elevation. Papered walls, picture rail with skimmed walls above and skimmed ceiling.

Bedroom Three 7'4"x 9'5" (2.24mx 2.87m)

Small bedroom which is currently set up as an office. Tiled carpeted flooring. UPVC double glazed window to front elevation. Papered walls with picture rail. Skimmed and painted walls above. Artexed ceiling. Pendant lighting.

Shower Room 7'3" x 5'0" (2.21m x 1.52m)

Tiled flooring. Tiled walls. UPVC double glazed window to rear elevation. Shower cubicle with shower. Radiator.

Upstairs WC

Low level WC, Carpeted flooring. Papered walls. UPVC double glazed window to rear elevation. Artexed ceiling. Pendant lighting.

Outside

Enclosed rear garden, Garage with a power supply. Storage above. Up and over door garage door to front. Side door to garage accessed from rear garden.

Services

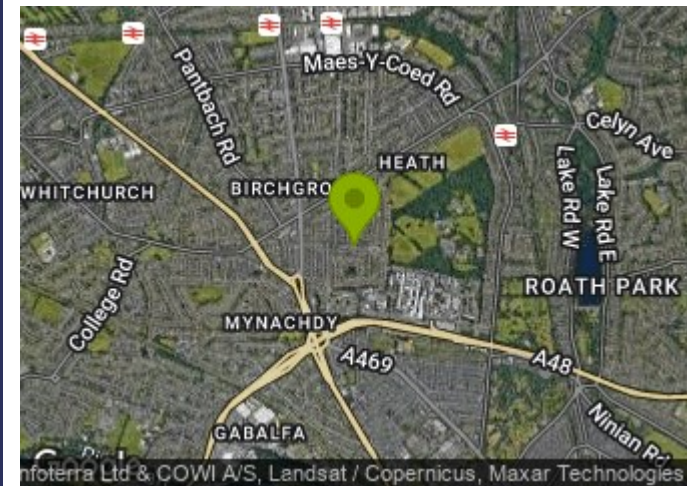
Mains gas, electricity, water and drainage.

Directions

From our office on please head South on Caerphilly Road, then turn left onto Heol Dyfed, turn right onto Ton-Yr-Ywen Avenue and then continue onto St Ambrose Road, then left onto Rhydhelig Avenue, the property will be on the left.







HARRIS & BIRT

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

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

