

CROFTS DAVIES & CO

Estate Agency, Lettings and Property Management

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259 Heathwood Road, Llanishen, Cardiff, CF14 4HS



77 MAES Y COED ROAD, HEATH, CARDIFF CF14 4HD

Traditional, Extended, Semi-detached, Three Bedroom, Bay Fronted House situated in a pleasant and convenient position on one of the Heath's popular roads giving easy access to local facilities with small parade of shops on nearby St Isan Road, Tesco Extra on Maes Y Coed Road itself and the retail park at Thornhill Crossroads is also within easy reach. Ample recreational space is close by and Cardiff City Centre is approximately three miles distant and be readily accessed buses on Maes Y Coed Road and Heathway or from rail from Ty Glas. Local schools include the ever-popular Ton Yr Ywen which is immediately adjacent.

The property is built of brick with pebble dash elevations under a tiled roof and has the benefit of a large conservatory extension to the rear incorporating a considerably larger 'L shaped' kitchen which is so popular these days. The property has the benefit of gas central heating via a recent Combination boiler together with uPVC double glazing and is particularly well presented throughout, set on a good size, very well maintained plot with long driveway, garage and attractive rear garden and in addition has access to the grassed area that is between Maes Y Coed Road and St Brioc Road, an attractive, little known, open space. Briefly comprising:

Hall, Ground Floor Cloakroom, Through Lounge/Dining Room, Fitted L Shaped Kitchen with a Range Cooker, Two Double Bedrooms and Good size Single, Large Bathroom. Gardens to Front and Rear, Driveway and Garage.

TRADITIONAL THREE BEDROOM FAMILY HOUSE

VIEWING BY APPOINTMENT: NO CHAIN

PRICE GUIDE: £429,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

PORCH: Tiled floor, half tiled walls, hardwood front door with stained and leaded glass panel with windows either side to match. Giving access to –

HALL: (13'9 x 6'3) Glazed ceramic tiled floor, one radiator, staircase to first floor with handrail newel post and balustrades, uPVC double glazed leaded and stained window to side, plate rack, curtain pole above window, coving, ceiling light, recessed arched display.

UNDERSTAIRS CLOAKROOM: Low flush close coupled w.c. and corner wash hand basin set in its own vanity unit, uPVC double glazed window to side with fitted roller blind, ceiling light and floor to match hall.

FRONT LOUNGE: (13'5 inc bay x 12'6) Bay Window to front with double glazed uPVC windows, fitted vertical blinds, curtain track above, recess fireplace with log and coal effect gas fire, with marble hearth and surround and mantelpiece over with large inset mirror, coving, ceiling rose and ceiling light, one radiator, timber laminate floor which extends to -

DINING ROOM: (12'9 x 11'10) Recess fireplace with hearth and mantelpiece over, one radiator, floor to match front lounge, coving, ceiling rose, double half paned doors to kitchen and sliding patio doors to rear conservatory.

KITCHEN: (10'4 x 10' rear section: 10' x 18'9) Chinese style tiled floor, double glazed uPVC French doors with windows either side to garden, double glazed uPVC window to side with fitted venetian blind. Range of fitted units comprising, cupboards, drawers and roll top work surfaces, built-in one and half bowl sink unit, space for dish-washer, washing machine and under surface fridge, if required, eight ring, three oven range with aluminium splash back, extractor over, part wall tiling, half glazed door to hall to match others, inset ceiling lighting, coving, two ceiling lights, polycarbonate roof to the conservatory.

FIRST FLOOR

LANDING: (7'5 x 7'8) Handrail, newel post and balustrading, double glazed uPVC leaded and stained glass window to side, curtain track above, panelled doors to all rooms, coving and ceiling light fitting.

FRONT BEDROOM ONE: (13'4 inc bay x 11'4) Bay to front with double glazed uPVC windows, fitted roller blinds, curtain track above, mock timber laminated floor, one radiator. Range of built-in wardrobes with hanging rails and cupboard above, coving and two pendant lights.

FRONT BEDROOM THREE: (7'10 x 7'9) Double glazed uPVC window to front, fitted vertical blind, curtain rail and pelmet above, one radiator under and pendant light.

REAR BEDROOM TWO: (12'9 x 12'1 into fitted wardrobe space) Double glazed uPVC windows to rear, fitted vertical blinds, curtain pole above, one radiator under, mock timber laminated floor, coving, ceiling light, loft hatch. Range of fitted wardrobes with floor to ceiling doors with hanging rails and shelving, wall mounted Ideal combination boiler to serve heating and hot water.

BATHROOM: (8'6 x 6'9) Double glazed uPVC frosted window to side and rear with fitted roller blind to rear. Suite comprising corner bath with electric shower over, wash hand basin, low flush close coupled w.c. towel rack style radiator, fully tiled walls, coving, inset ceiling lighting and wall mounted mirror.

EXTERIOR

FRONT GARDEN: Easily maintained front garden with Cotswold stone base, mature plants and shrubs, feature ornamental three spotlight fitting, wrought iron gates to block paved driveway.

DRIVEWAY: With has room for three to four cars with a length of approximately of 60'. Outside tap, wrought iron gate to rear garden.

REAR GARDEN: Paved patio which is approximately 20' in depth with central path, with lawns either side, patio area behind the garage, timber gate to grassed area behind Maes Y Coed Road and St Brioc Road. The garden has an approximate length of 60' and a southerly aspect.

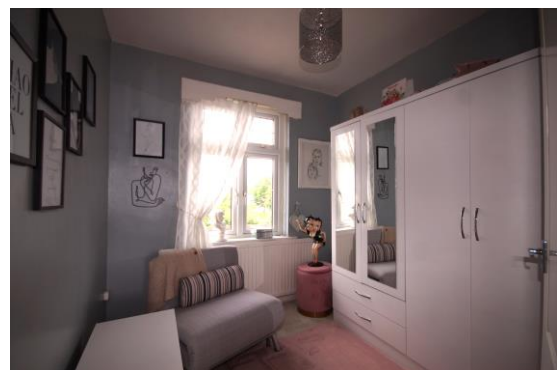
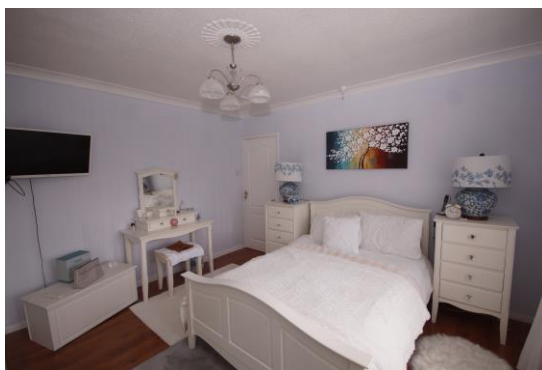
DETACHED SINGLE GARAGE: (18' x 9'2) Built of brick with pitched tiled roof, with Up and over door, boarding above for additional storage space, electric light and power.

***TENURE:** We understand the tenure to be Freehold, But you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.*

***VIEWING:** By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.*

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk







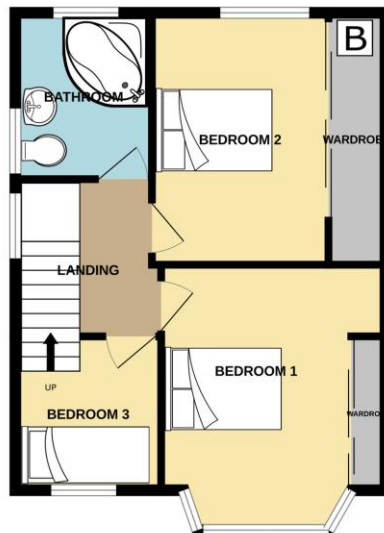
Open Grassed Area behind – public access from St Brioc Road



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 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 as to their operability or efficiency can be given.
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