



Hern and Crabtree

£525,000 Freehold

King George V Drive East | Cardiff | CF14 4EQ

Hern &
Crabtree

Welcome to King George V Drive East, a highly sought after location with Heath park on the doorstep, close to University Hospital of Wales, public transport links and Roath Park allowing you to enjoy the outdoor life that Cardiff has to offer.

This stunning semi-detached four bedroom family home is perfect for a growing family. Entering the property you immediately feel the spaciousness the home has to offer with an entrance hall and cloakroom.

The open plan kitchen diner is flooded with natural light, perfect for entertaining or simply spending time with your family. From the kitchen diner you have direct access to the garden making it ideal for al fresco dining during the summer months. The first floor of this delightful home offers four bedrooms and a large family bathroom. The bedrooms are all generously sized and provide plenty of space for all the family.

The enclosed rear garden offers a great space for children and adults alike to enjoy along with the nearby park. There is also a driveway to the front providing off street parking.

The local area offers a wealth of amenities as well as excellent transport links to Cardiff city centre. The University hospital of Wales, which is one of Wales' biggest hospitals, is just moments away from this property making it ideal for those commuting to work. This stunning home is ready for its new owners to move straight in and make it their own! Don't miss out on this excellent opportunity and book your viewing today!



Entrance Hall

Entered via a double glazed wood door to the side. Stairs to the first floor, wood parquet flooring, radiator, doors to:

Cloakroom

WC, wash hand basin, double glazed obscured stained glass window to the front. Concealed gas combination boiler.

Kitchen Diner 22'7 x 14'0 max

Kitchen is laid with wall and base units with granite work tops over. Twin Belfast ceramic sink, space for gas range cooker. Concealed spaces for appliances such as washing machine

and dishwasher. Space for an American style fridge freezer. Tiled flooring, radiator, double glazed window to the side and rear. Double glazed bi-folding wood doors leading out to the rear garden.

Living Room 20'11 max x 11'10 max

L-shaped living room offers double glazed windows to the front and rear with ornate feature cast iron decorative stove with a wooden mantelpiece. Radiator, wood parquet flooring, storage cupboard, two radiators, squared off archway to the sitting room.

Sitting Room 12'10 x 10'4

Double glazed window to the front, wood parquet flooring, radiator, squared off archway to the living room.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles. Central carpet stair runner.

Landing

Split landing with wood parquet flooring. doors to:

Bedroom One 9'7 max x 13'7 max

Double glazed window to the front, fitted sliding mirrored wardrobes, wood parquet flooring, radiator.

Bedroom Two 10'3 max x 11'1 max

Double glazed window to the front, radiator, fitted wardrobe, wood parquet flooring.

Bedroom Three 1'10 max x 9'9 max

Double glazed window to the rear, recess for wardrobe, over bed storage and wardrobe.

Bedroom Four 6'11 max x 8'11 max

Double glazed window to the rear, wood parquet flooring, radiator, loft access hatch.

Family Bathroom 21'10 max x 5'11 max

Double glazed obscured window to



the rear and side. Four piece bathroom consisting of double shower with raindrop shower head, glass splash back screen, tiled enclosure. Wash hand basin set on a granite top with vanity cupboard. further vanity cupboards, light up shaver mirror, two heated towel rails, WC, free standing bath with central mixer. Tiled walls and floor. Spotlights.

External

Front

Paved driveway providing off street parking for one to two vehicles, possibility for more parking to one side. Lawn and mature hedge.

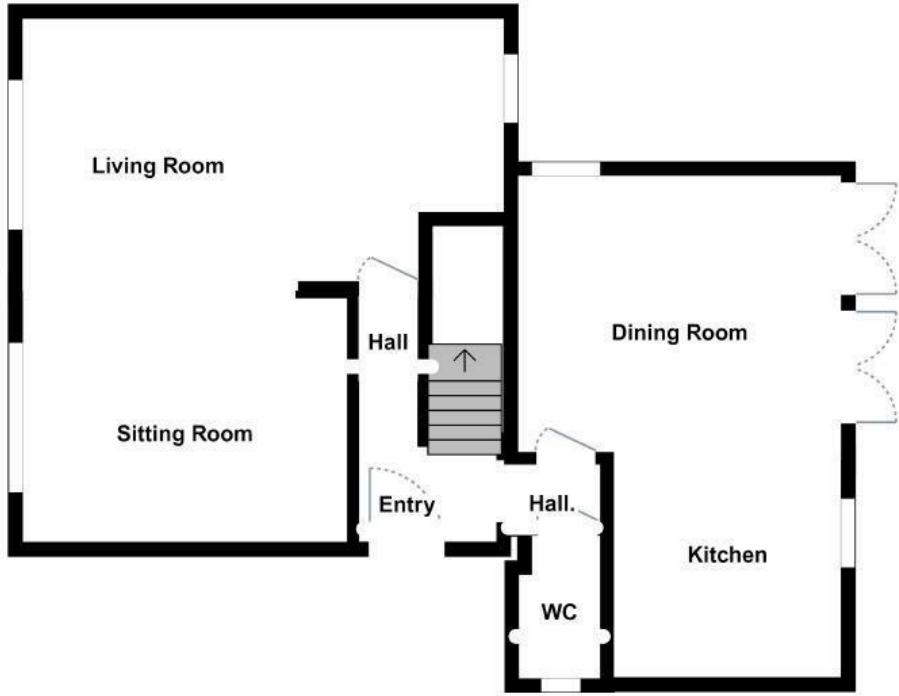
Rear Garden

Paved patio, lawn and decking. Pedestrian gate access to the rear. Narrow gate to the side leading out to the front via a narrow pathway

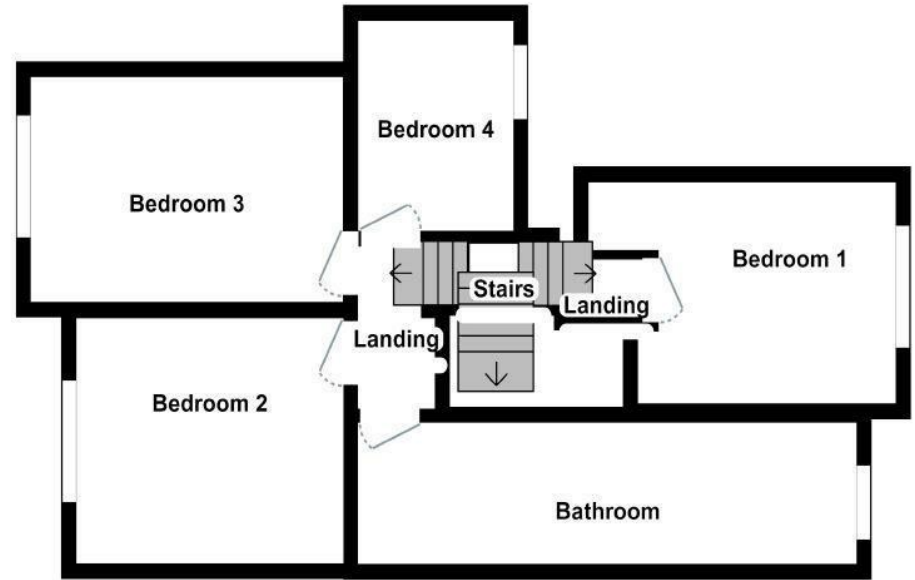
Additional Information

We have been advised by the vendor that the property is Freehold.
EPC = C
council tax - I





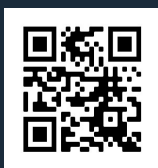
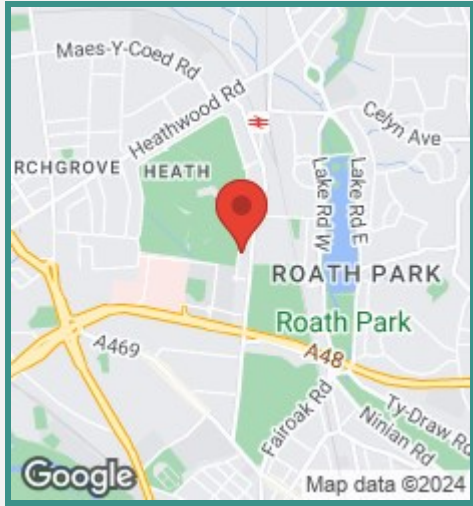
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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