



£600,000 Freehold

King George V Drive East | Cardiff | CF14 4EP

Hern
Crabtree

This beautiful semi-detached family home is located on the highly sought after King George V Drive East and is offered to the market with no onward chain. With Heath park on the doorstep 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 and Roath Park is also nearby allowing you to enjoy the outdoors with the convenience of surrounding amenities.

The stylish accommodation briefly comprises an entrance hall, WC, lounge, second living room and a modern open plan kitchen diner complete with bi-fold doors to the rear garden. To the first floor there are three bedrooms and a family bathroom. To the second floor is the spacious primary bedroom complete with a four piece en suite bathroom. There is also a driveway to the front providing off street parking. The property offer plenty of space and flexibility, perfect for a growing family.

This stunning home is ready for its new owners to move straight in! Don't miss out on this excellent opportunity and book your viewing today!



Entrance Hall

Entered via a composite door with obscured glass into porchway and hall with parquet flooring. Stairs to the first floor, double obscure glazed window to the side with stained glass detail. Vertical radiator. Doors to:

WC

Under stair WC with wash hand basin, WC and tiled floors.

Lounge 13'7 x 12'10 max

Double glazed bay windows to the front, coved ceiling. Vertical radiator, fireplace, surround and stone hearth, parquet flooring.

Living Room 12'10 x 12'11

Coved ceiling, double glazed patio door to the rear garden. Radiator, parquet flooring, stone fireplace surround and hearth with gas fire.

Open plan Kitchen Diner 14'6 x 23'8

Spacious open plan kitchen diner with double glazed bi-fold doors to the rear and side spanning the corner, resulting on unobstructed garden views when open. Double glazed window to the front and lantern skylight window. Two vertical radiators. Stone tiled flooring. Kitchen has wall and base units with work tops over. Integrated 'CDA' five ring gas

hob with splash back and extractor over. Integrated fridge freezer, integrated dishwasher. Space and plumbing for washing machine. 1.5 bowl sink and drainer with mixer tap, breakfast bar area with space for bar stools. Integrated oven and grill. Stone tiled flooring.

First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles, double obscure glazed window to the side with stained glass detail.

Landing

Stairs to the second floor. Doors to:

Bedroom Two 13'8 x 12'11 max

Double glazed bay window to the front, radiator.

Bedroom Three 13'0 x 11'4

Double glazed window to the rear, vertical radiator, built-in wardrobes.

Bedroom Four 7'5 x 9'4 max

Double glazed window to the rear, vertical radiator.

Family Bathroom 5'9 x 5'4 max

Double glazed window to the front, corner shower cubicle and plumbed tower shower with multiple jets, tiled walls and floor. WC, wash basin, heated towel rail, extractor fan.



Second Floor

Stairs rise up from the first floor landing, double glazed window to the side, skylight window, door to:

Bedroom One 20'2 x 12'9

Spacious primary bedroom with double glazed skylight windows to the front, double glazed window to the rear. Built-in storage cupboard, storage into the eaves. Two radiators. Door to en suite. Max ceiling height 7'9.

En Suite 8'8 x 5'11

Double obscure glazed window to the rear, heated towel rail. Corner shower with electric shower and tiled surround. WC, free standing roll top

claw foot bath with mixer tap and shower head attachment. Pedestal wash basin with tiled splash back, mirrored vanity cupboard. Extractor fan.

External

Front

Gravel driveway, hedging and stone wall. Gate to the rear.

Rear Garden

Enclosed rear garden with large paved sitting area. Large lawn, gravel bed to one side, flower bed to the other. Garage, two sheds. Gravelled sitting area to the rear with planting. Timber fence and stone wall enclosed. External cold water tap.

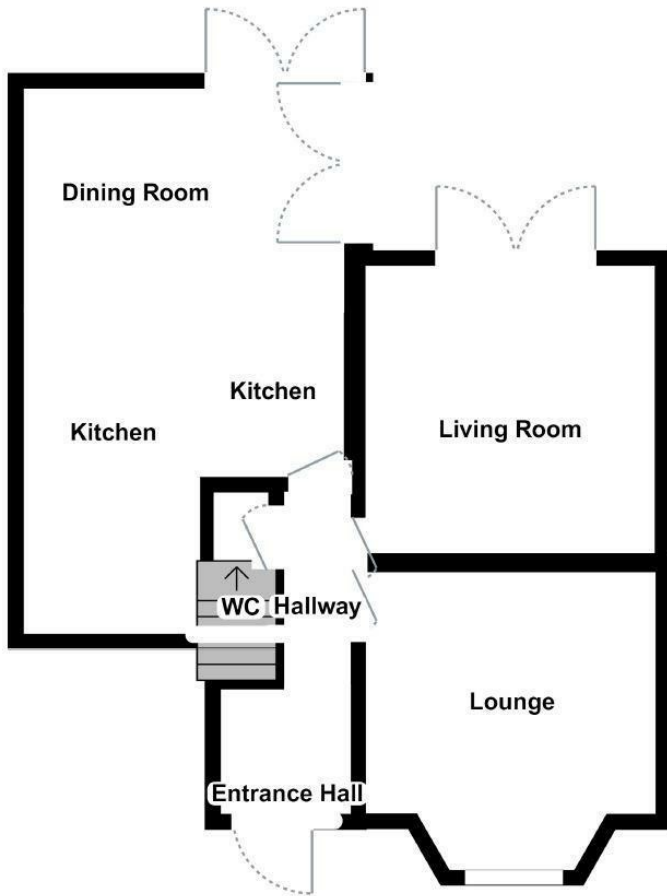
Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - To Follow

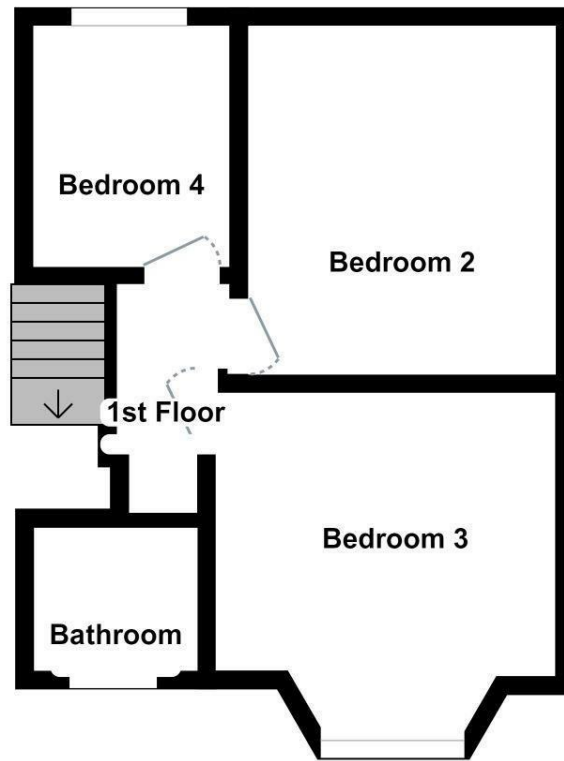
Council Tax Band - F





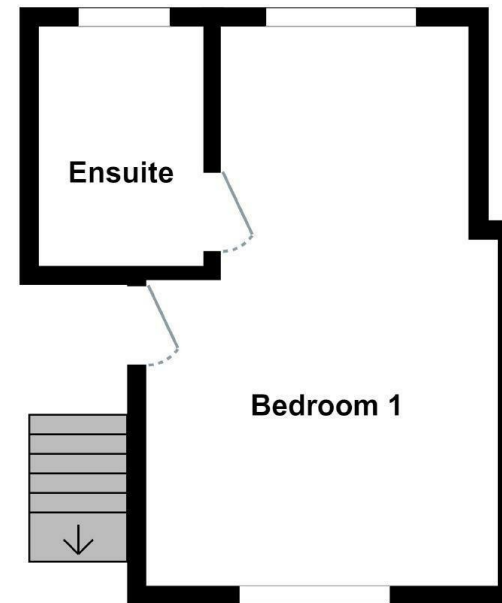
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Ground Floor



For illustration purposes only. Not to scale.

1st Floor

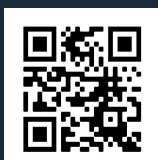
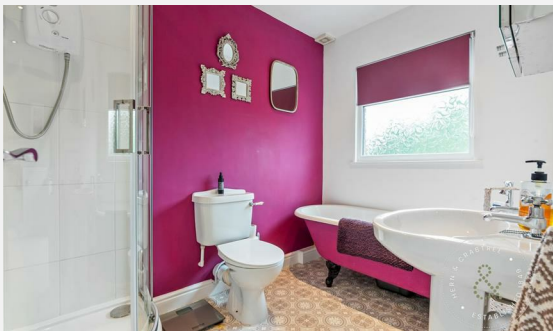
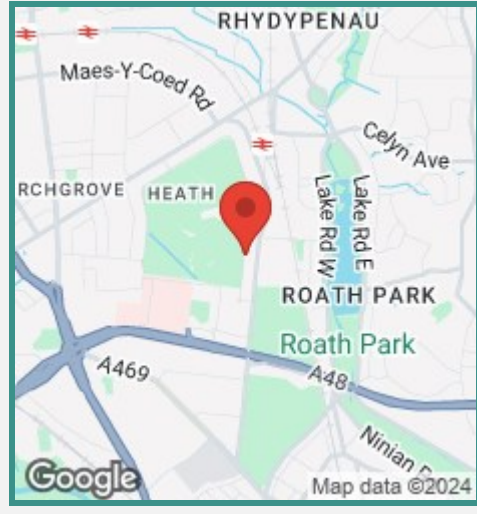


For illustration purposes only. Not to scale.

2nd Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C		66	
(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	

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.



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