

King George V Drive East

CARDIFF, CF14 4EP

OFFERS IN EXCESS OF £500,000

**Hern &
Crabtree**



King George V Drive East

Prime Location – Detached Bungalow on King George V Drive East with No Onward Chain

Situated on the highly sought-after King George V Drive East, this rarely available detached bungalow enjoys an enviable position just moments from Heath Park, with Roath Park also nearby. The property offers excellent access to a wide range of local amenities and is ideally located for commuters and medical professionals, with the University Hospital of Wales just a short walk away. Cardiff city centre is easily reached via nearby transport links, making this a superbly connected and convenient location.

The bungalow itself offers a flexible and spacious layout, featuring a combination of reception rooms and bedrooms that can be tailored to suit your needs. Internally, the home benefits from a kitchen, a family bathroom, an additional shower room, and a garden room overlooking the rear garden.

Externally, the property includes off-street parking and an enclosed rear garden, providing both privacy and space for outdoor enjoyment.

This is a fantastic opportunity to secure a home in one of Cardiff's most desirable residential areas, offered to the market with no onward chain.

- Detached bungalow with No Chain
- Prime location on King George V Drive East
- Just moments from Heath Park and close to Roath Park
- Walking distance to the University Hospital of Wales
- Flexible layout with reception rooms and bedrooms, plus kitchen, bathroom, shower room, and garden room
- Excellent transport links to Cardiff city centre
- Off street parking with enclosed rear garden



Entrance Hall

Entered via wooden door. Two radiators, loft access hatch, T-shaped hallway. Doors lead off to:

Living Room / Bedroom

18'4" x 14'7" max

Double glazed window to the front, two radiators, bookshelves, fireplace with tiled surround.

Bedroom Two

9'11" x 11'10"

Double glazed window to the front, radiator.

Kitchen

12'8" x 8'5"

Door from hallway. Double glazed window to the side. Two built-in cupboards and a further larger cupboard with light. Wall and base units with work tops over. Ceramic electric hob, cooker hood over, tiled splash back. Space for fridge freezer, 1.5 bowl sink and drainer with mixer tap, plumbing and space for washing machine. Integrated oven. Tiled floor. Door access to the sitting room.

Sitting Room Diner

23'11" max x 16'11" max

L-shaped room. Double glazed patio doors to the rear. Three radiators. Door access to the kitchen and hallway. Series of glass fronted bookshelves and cabinets fitted.

Bathroom

10'7" x 6'5"

Double obscure glazed window to the side. Bath, WC, wash basin, walk-in style easy access shower with electric shower, tiled walls. Tiled floor, heated towel rail, mirrored vanity cupboard. Further electric wall heater, extractor fan.

Bedroom Three

11'10" x 12'2"

Double glazed window to the rear, radiator, door to shower room.

En suite

10'5" x 8'4"

WC, wash hand basin, large storage cupboard, heated towel rail, wall heated, vinyl floor, part tiled walls, shaver point, radiator. Door access to the garden room.

Garden Room

16'8" x 8'2"

Double glazed sliding patio doors to the rear garden, radiator.

Front

Block paved driveway providing off street parking for three to four vehicles. Brick wall to front, mature shrubs, outside light. Car port. Storm porch to the entrance door at the side of the property.

Rear Garden

Enclosed rear garden with paved patio, raised flower borders, mature shrubs and trees. Side path access to the front of the property.

Tenure

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on

experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.







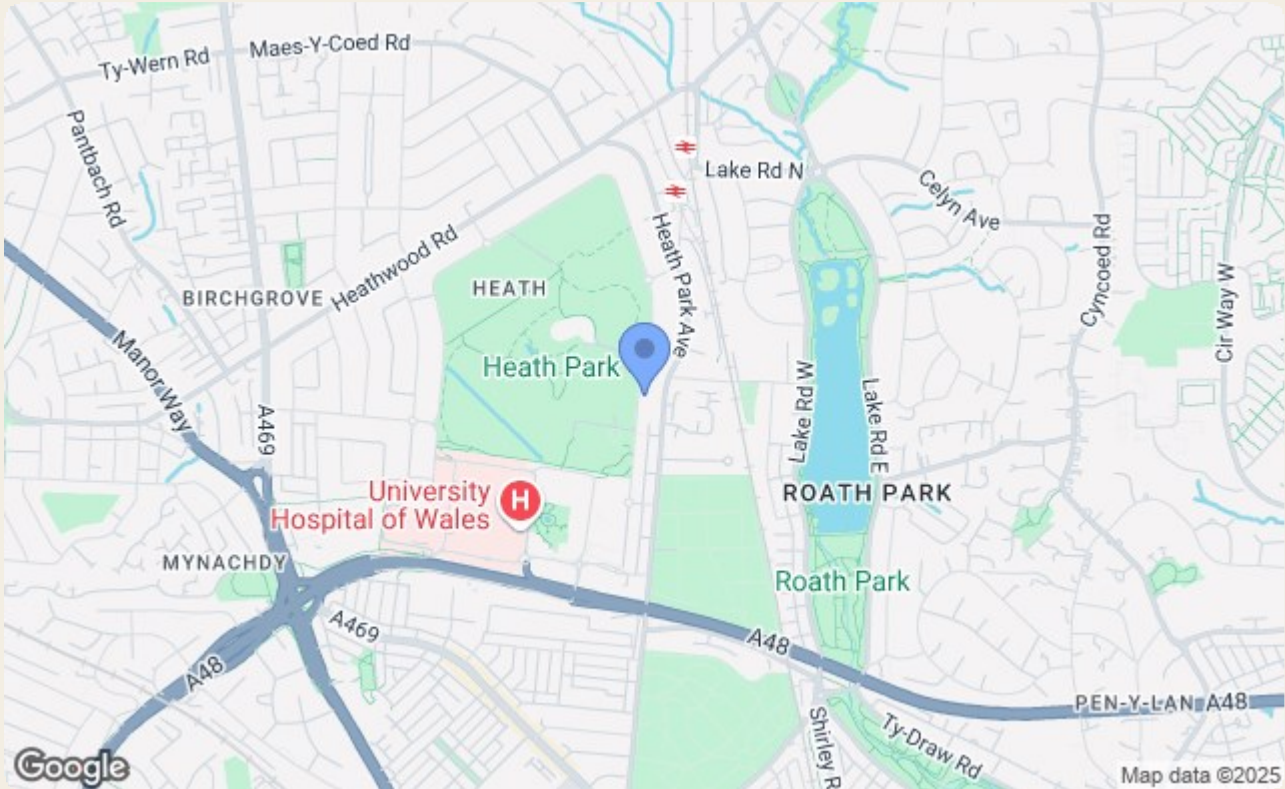
Approx Gross Internal Area
147 sq m / 1584 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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		

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS

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