



30 Talygarn Street, Heath, Cardiff, CF14 3PT

£269,950

- Open-plan Lounge/Dining room.
- Beautifully appointed Bath/Shower room
- Garden Room/office
- Fitted Kitchen.
- Pretty south-facing garden.

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SOLD STC. We are pleased to be able to offer this delightful, modernised Freehold mid-terrace house situated in this popular location that is within walking distance of the University Hospital at Heath. The property benefits from having gas central heating from a wall-mounted combi boiler situated in the bathroom, and there are thermostat-controlled radiators virtually throughout. It is also double-glazed. The property is of the non-forecourt style of mid-terrace house built around 1900, with attractive facing brick front elevations and the roof is of modern man-made slates. At the rear is a delightful garden of good size that has a sunny south-facing aspect. There is also a modern timber-framed unit offering potential as a home office, hobbies room etc, and with space allocated for garden storage. Parking is on-street with parking permits obtained from Cardiff C.C. The Council Tax band is D, and the EPC rating is D.

The area is popular for its wide range of local amenities that include shops, stores and supermarkets, junior and senior schools that include the popular Welsh language school Ysgol Mynydd Bychan, parks and leisure facilities that include Heath Park, the lovely Roath Park and Lake, and Maindy swimming pool, a local Library, and Post Office, all within walking distance. The area has also become the hub for great eateries with a selection of excellent restaurants, bistros and cafe bars together with popular local pubs. There are excellent public transport services serving the community and it is within easy reach of the city centre, and the main trunk roads for access into and out of the city.



Council Tax Band: D



Entrance Lobby

A Upvc front door with double-glazed panel and glazed screen over opens into a small entrance lobby. Central heating radiator with thermostat. The lobby opens into the living room.

Lounge/Dining Room

21'2" x 13'6" max. narrows to 9'1" + alcove approx. A spacious open-plan living room (originally separate reception rooms). Double-glazed casement windows to the front and rear. Fitted Venetian blinds. 2 central heating radiators with thermostats. Alcove cupboards house the gas meter (front) and the electric meter and consumer unit (rear). Fitted bookshelves to the alcoves and chimney-breast recess. The front room chimney-breast recess has a feature log burner. Attractive walnut-style laminate flooring. Open-plan stairs lead to the first floor. Cloaks hanging space. 12 power points. Door into the kitchen.

Kitchen

8'11" x 11'1" approx.

Having a range of modern cream-fronted units with attractive hardwood worktops and comprising of floor cupboards and drawers. Tall pantry cupboard. Matching fitted wall cupboards. Wall shelves. Chalk board notice panel. White ceramic 1.5 sink top with rinser bowl and monobloc mixer tap. Bosch integrated dishwasher. Plumbing connections for a washing machine. Built-in stainless-steel oven and 5-ring Neff stainless-steel gas hob. Chimney-style electric cooker hood. Attractive modern pale green ceramic tiling to the worktop walls. Vinyl tile floor. Spotlight ceiling fittings. 10 power points, several with USB sockets. Double-glazed casement window overlooks the garden. Double-glazed door to the garden.

Landing

A balustraded open-plan staircase and balustraded return to a split-level landing. Pull-down ladder access to a boarded loft area.

Front Bedroom No. 1

13'6" x 9'10" approx.

A spacious double bedroom that has two double-glazed casement windows with fitted Venetian blinds. Exposed floorboards. Built-in wardrobe

with hanging and shelved space. Central heating radiator with thermostat. Colonial-style ceiling fan/light fitting. 8 power points.

Middle Bedroom No. 2

10'1" x 8'5" max. approx.

Again a bedroom of good size. Double-glazed casement window. Fitted Venetian blind. Built-in wardrobe with hanging and shelved space. Wall shelves. 4 power points. Central heating radiator with thermostat.

Bathroom

9'0" x 12'0" less corner approx.

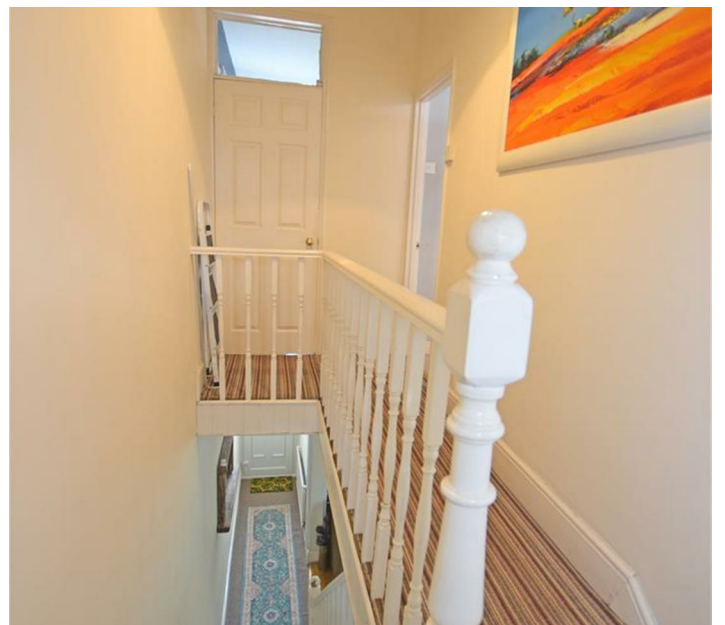
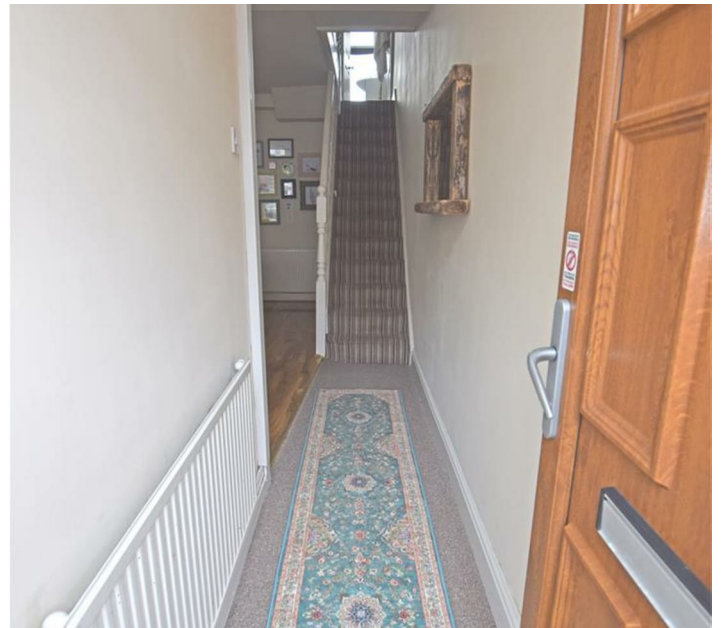
Spacious and beautifully appointed, having a white suite comprising of a panelled bath with mixer tap shower attachment. Wash-hand basin set into a white vanity unit of cupboard and drawers. Close-coupled toilet with an enclosed cistern. Shower cubicle with glazed sliding entry doors and side screens. Chrome mains thermostatic shower and hand shower. Vinyl tile floor. Walls attractively finished in white and pale lilac ceramic tiles with feature mosaic border tiles. Inset mirror. The walls around the shower unit finished in waterproof splashback panelling. Double-glazed side and rear casements windows. Vertical towel rail/radiator. A cupboard houses the Exclusive wall-mounted combi gas central heating boiler.

Rear Garden

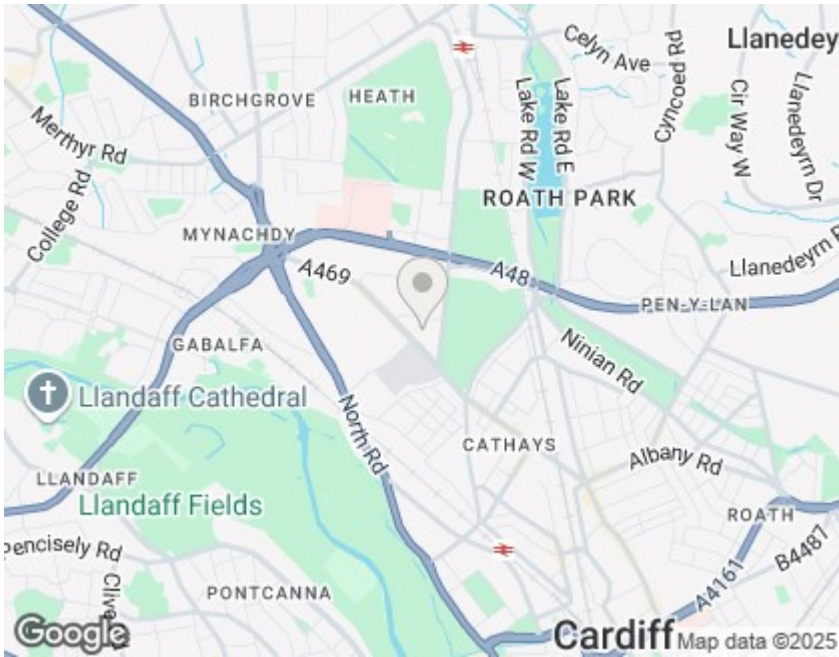
At the rear is a delightful south-facing garden of good size that has a paved threshold and patio, an area laid to lawn with attractive dug-over floral border. Brick boundary wall and timber screen boundary fencing. Security light. Tap for a garden hose.

Garden Room/Store Shed

A modern timber-framed unit having a room ideal for hobbies, home office etc. Power and light. Entered via double doors and with (plastic) windows. Side storage area ideal for garden equipment, bikes etc.







Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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	

