



80 Australia Road, Heath/Gabalfa, Cardiff, CF14 3DA

Price Guide £339,950

- Modernised and extended Freehold house.
- Fitted Kitchen/Diner
- Modern Garage with lane access.
- 2 reception rooms.
- 3 Bedrooms.

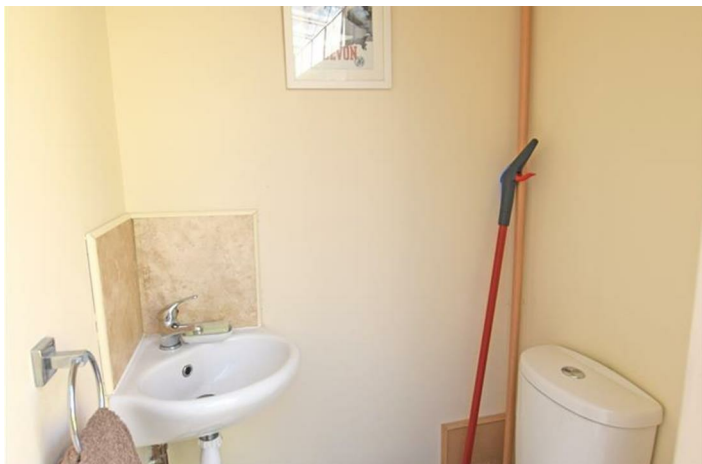
80 Australia Road, Cardiff CF14 3DA

In a great location in this cul-de-sac within easy reach of the city centre, Cardiff University and UHW at Heath, this extended and beautifully presented bay-fronted Freehold terrace house of character that blends the period building with modern features that include the two reception rooms of good size, a wrap-around fitted kitchen combining with a lovely Dining area/Conservatory addition, a ground floor cloakroom/wc, 3 bedrooms, and a well-appointed bathroom with shower. At the front is a walled forecourt, and at the rear is a delightful garden, and a modern Garage with rear lane access and patio door access from the garden. It has gas central heating from a Worcester combi boiler that is situated in the rear bedroom and there are radiators virtually throughout. It has the added benefit of double-glazing. The property has a double-bay frontage with attractive facing brick elevations and the roof is of man-made slates with a tile-hung gable. The property has an EPC rating of C, and a Council Tax Band of E. We understand from Natural Resources Wales that the property is in a very low risk area for flooding.

The local area is a very popular residential suburb that has become renowned for its excellent range of eateries along Whitchurch Road, and it has local shops, stores and supermarkets, lovely parks such as Heath Park, Maitland Park, and the beautiful Roath Park with its famous Lake, excellent bus services, a local Library, Post Office, popular pubs etc, all close-by. It is within easy commuting distance of the city centre and within easy reach of the main trunk roads in to and out of the city.



Council Tax Band: E



Entrance Hall

A composite panelled front door with attractive leaded and bevelled glass panels opens into a pleasant hallway. Leaded stained glass side window. Attractive hardwood flooring. Central heating radiator with thermostat. Picture rail. Stairs lead to the first floor. Gas and electric meter cupboard. Cloaks space. 2 power points.

Living Room

14'6" into bay x 12'2" max approx.

A pleasant reception that has a bay at the front with double-glazed picture windows and top-hung casements. Fitted wooden venetian blinds. Curtain pole. Coved ceiling. Picture rail. Attractive hardwood floor. Central heating radiator with thermostat. Feature period fireplace with cast-iron and tile hearth. 4 power points. Panel door to the hall.

Dining Room

12'8" x 12'2" max approx.

Again a reception room of good size. Attractive hardwood flooring. Polished wood fireplace surround. Central heating radiator with thermostat. Panel door to the hall. 2 power points. Doorway opening into the conservatory/kitchen.

Kitchen/Diner

17'9" x 14'4" narrows to 5'9"

A spacious extended L-shaped kitchen/diner that has a wide range of oak-style fitted floor cupboards, drawers and matching wall cupboards with grey/black marble-effect worktops. Wine rack. Stainless-steel sink top with rinser bowl and chrome monobloc mixer tap. Integrated cooker hood. 4-ring electric hob. Breakfast bar/island unit. Ceramic tile splashbacks to the worktops. Spotlight ceiling fittings. Ceramic tile floor. Central heating radiator with thermostat. The kitchen has an open-plan arrangement with a modern conservatory addition. Double-glazed patio sliding doors open to the garden. Glazed roof. 16 power points. Panel door to the hall.

Cloaks/wc

Having a white close-coupled toilet and small wash-hand basin.

Laundry/Utility Room

With plumbing connections for a washing machine. 2 power points.

Landing

A balustraded stairs rises to the landing. Balustraded return.

Front Bedroom No. 1

14'6" into bay x 11'6" max approx.

A lovely double bedroom that has a bay at the front with double-glazed picture windows and top-hung casements. Fitted wooden Venetian blinds. Central heating radiator with thermostat. Stripped and exposed floorboards. 4 power points.

Front Bedroom No. 2

6'9" x 8'11" max approx.

A pleasant single bedroom or study. Double-glazed picture window with top-hung casement. Access to the loft. 4 power points. Central heating radiator with thermostat.

Rear Bedroom No. 3

12'9" x 11'7" max approx.

Double-glazed picture window with top-hung casement. Central heating radiator with thermostat. 4 power points. Built-in cupboard that houses the Worcester combi gas central heating boiler.

Bathroom

5'11" x 5'9" max approx.

Having a white suite that comprises of a bath with a tiled side panel. Over-bath electric shower unit. Bath-side shower screen. Pedestal wash-hand basin. Close-coupled toilet. Tiled around the suite in beige ceramic tiles. Double-glazed casement window. Chrome heated towel rail/radiator. Wall mirror. Spotlight ceiling fittings.

Rear Garden

A delightful garden that has a gravelled patio and an area in lawn with mature trees and shrubs. Brick boundary wall. Tap for garden use.

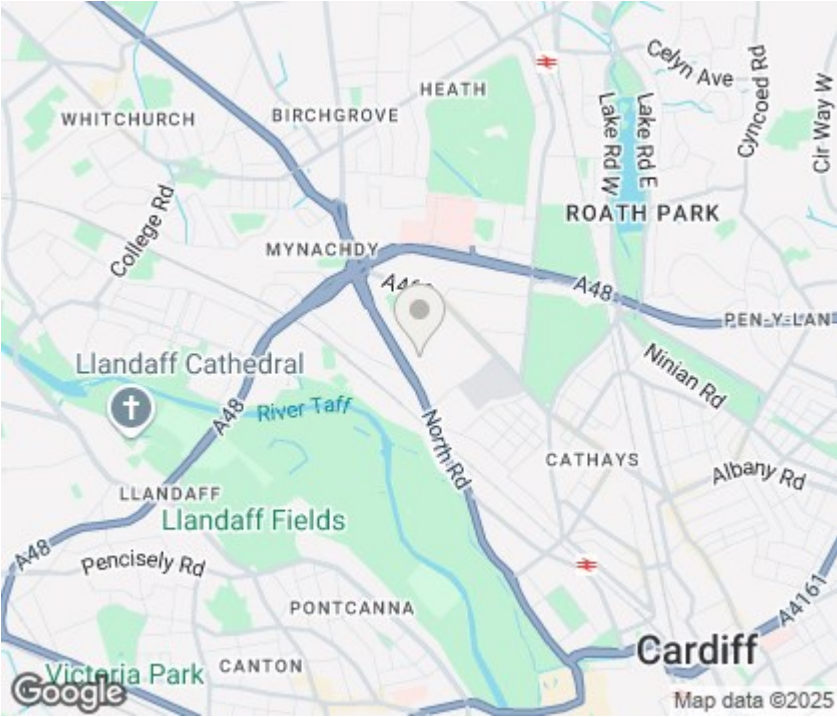
Garage

15'10" x 9'0" max approx.

A block-built garage with pitched man-made slate roof. UPVC sliding door and side screen to the garden. 8 power points and there is lighting. Roller

shutter garage door accesses the gated rear vehicular lane.





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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

