



52 Talygarn Street, Heath, Cardiff, CF14 3PT

Price Guide £285,000

- Extended & superbly presented.
- 2 bedrooms of good size.
- Lovely south-facing garden.
- Super fitted kitchen/diner.
- Beautifully appointed Bath/shower room.

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IDEAL FOR FIRST-TIME BUYERS. This extensively modernised, extended and beautifully presented, Freehold house is situated within walking distance of UHW at Heath. The property has a number of lovely features worthy of special mention that include the spacious open-plan living area, the superb, extended fitted kitchen/diner, the beautifully appointed and surprisingly spacious bathroom, and the pretty rear garden that has a sunny south-facing aspect. The property is of the non-forecourt style of mid-terrace house with stone-faced front elevations, and the roof is of man-made slates. There is on-street (permit) parking space. It benefits from having gas central heating from a Worcester combi boiler that is situated in the bathroom, and there are thermostat-controlled radiators virtually throughout. The property is also double-glazed. The Council Tax Band is E. The EPC rating is C.

The property benefits from having excellent local amenities, including shops, stores and supermarkets, junior and senior schools that include a Welsh-language primary school, parks that include Heath Park and the beautiful Roath Park with its famous lake, regular bus services to and from the city centre, a local Library, Post Office etc all close-by making it an ideal location for families. With Whitchurch Road close-by, there is a wide range of excellent restaurants, bistros and cafe bars to suit most tastes, and with easy access to Cardiff city centre, you can enjoy the vibrant culture and entertainment the city has to offer.



Council Tax Band: E



Entrance Hall

An attractive modern composite front door with double-glazed screen above opens into a pleasant and light hallway. Central heating radiator with thermostat, and a decorative screen over.. Coved ceiling. Mains smoke alarm. Attractive light oak-style laminate flooring. 4 power points. Stairs lead to the first-floor. Separate half-glazed doors open into the Lounge and the Dining Room. Burglar alarm panel.

Lounge

11'7" x 10'11" approx.

A delightful open-plan reception room (originally separate reception rooms). The front lounge has double-glazed casement windows at the front. Fitted Venetian blinds. Curtain pole and rings. An alcove cupboard houses the gas and electric meters, and the electrical consumer unit. Central heating radiator with thermostat. Half-glazed door to the hall. Cable inlet socket. Openreach master socket. 6 power points. Coved ceiling. The lounge has an open archway into the dining room.

Dining Room

11'0" x 8'2" approx. + alcoves

Of good size, and having a double-glazed casement window at the rear, and a cat flap! Attractive light oak-style laminate flooring. Central heating radiator with thermostat. Attractive light-oak style laminate flooring. Period fireplace surround with cast-iron and tile hearth. 4 power points. Two period glass-doored alcove cupboards with store cupboards beneath. Half-glazed door to the hall. Door opens into the kitchen/diner.

Kitchen/Diner

19'9" x 9'5" approx.

A superb modern kitchen extension that has a range of white Shaker-style units with bronze-style handles that comprise of floor cupboards and drawers. Solid hardwood worktops. Tower pantry/store cupboard. Tower unit housing the built-in oven and integrated microwave. Five-ring stainless-steel gas hob with chimney-style electric cooker hood over. Integrated dishwasher. Integrated Indesit washing machine. Double-bowl ceramic sink with bronze-style pillar mixer tap. Attractive modern white ceramic tile splashbacks

to the worktops. Modern vertical radiator with thermostat. Light oak-style laminate flooring. Double-glazed side casement window. Double-glazed patio doors open to the pretty south-facing garden. Curtain pole. Fitted wall shelves. Ceiling spotlights. 12 power points some with USB sockets. Door to the hall.

Landing

A balustraded dog-leg staircase leads to a split-level landing with a balustraded return. Built-in store cupboard. 1 power point. Pull-down ladder access to a part-boarded loft. Mains smoke alarm.

Front Bedroom No. 1

15'3" x 10'11" approx.

A super double bedroom that has two double-glazed casement windows at the front. Fitted Venetian blinds. Curtain poles Central heating radiator with thermostat.

6 power points, some with USB sockets. Wall shelf.

Middle Bedroom No. 2

11'1" x 9'4" approx.

Again a delightful bedroom of good size. Double-glazed casement window at the rear. Fitted Venetian blind. Central heating radiator with thermostat. 6 power points.

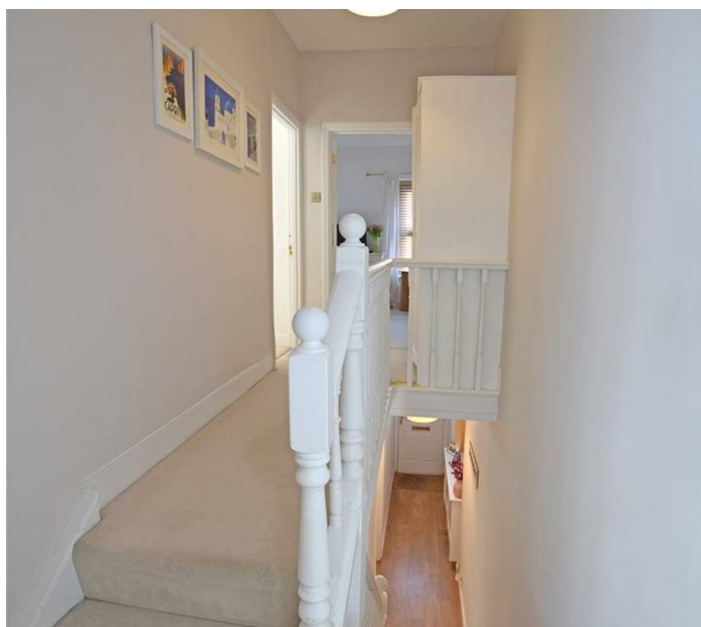
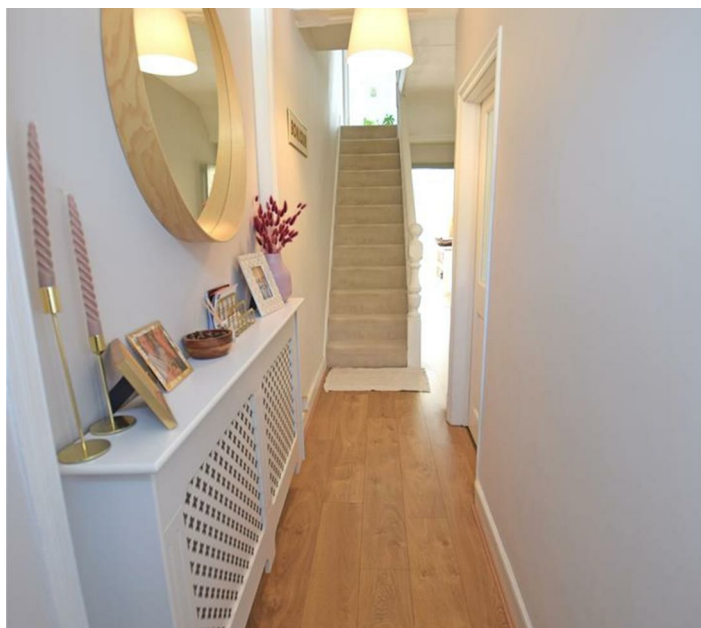
Bathroom

9'5" x 9'7" approx. + alcoves less a corner

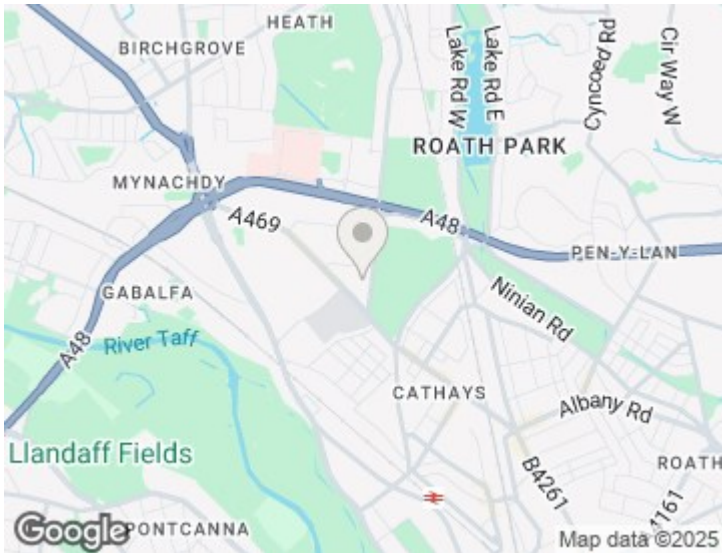
A beautifully appointed and very spacious bathroom that has a free-standing double-ended bath with tall bronze-style pillar tap. A wash-hand basin on a modern white two-drawer cupboard. Close-coupled toilet. Shower cubicle with glazed sliding entry door, and glazed side screens. Bronze-style thermostatic mains shower and controls. Attractive white ceramic splashback tiles to the suite, and fully tiled to the shower. White ceramic tile flooring. Central heating radiator with thermostat. Heated towel rail/radiator with thermostat. Built-in cupboard housing the Worcester wall-mounted combi central heating boiler. Double-glazed casement window. Electric extractor fan. Fitted wall mirror and bronze-style strip light over. Electric shaver socket.

Rear Garden

A delightful garden that has a sunny south-facing aspect. There is a gravelled threshold, a timber-decked patio area, and an area laid to lawn with floral borders and a paved step path. Brick side boundary walls, and block-built rear wall. Timber-framed garden store shed. Cold water tap for garden hose.







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		
(81-91) B		87
(69-80) C	71	
(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	

