



17, King George V Drive West
Cardiff, CF14 4ED

Watts
& Morgan

17 King George V Drive West

Heath, Cardiff CF14 4ED

£445,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A detached two bedroom bungalow situated within an enviable position enjoying views across Heath Park. Conveniently located to Cardiff City Centre, transport links and local amenities. The accommodation briefly comprises; porch, entrance hallway, living room, kitchen/dining room, two double bedrooms and a shower room. Externally the property offers a shared driveway leading to a single garage, front and rear gardens. Being sold with no onward chain. EPC rating 'D'.

Directions

Penarth Town Centre – 7.0 miles

Cardiff City Centre – 4.7 miles

M4 Motorway – 2.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

ACCOMODATION

Entered via a partially glazed uPVC door into an entrance porch with mosaic floor tiles. An original hardwood glazed door with glazed side panels leads into a welcoming hallway featuring three recessed storage cupboards, one of which housing the 'Viessmann' combi boiler.

The spacious living room enjoys a central feature electric fireplace with a wooden surround and a marble hearth, two feature stained glass windows to the side elevation, a uPVC double-glazed window to the front elevation enjoying views across Heath Park and a set of uPVC double-glazed French doors with glazed side panels opening out onto the garden.

The kitchen/breakfast room benefits from ceramic tiled flooring and a uPVC double-glazed window to the side elevation. The Kitchen showcases a range of shaker style base units with Silestone work surfaces. Integral appliances to remain include; a 'Neff' dishwasher, a 'Neff' fridge, a 'Whirlpool' electric oven and a 4-ring induction hob above with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a bowl and a half stainless steel sink with a mixer tap over, a uPVC double-glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden.

Bedroom one is a double bedroom benefitting from laminate flooring, a feature stained glass window to the side elevation and a uPVC double-glazed window to the front elevation enjoying further views across Heath Park.

Bedroom two is a another double bedroom and enjoys laminate flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a corner shower cubicle with an electric shower over, a pedestal wash hand basin set within a vanity unit and a WC. The bathroom further benefits from ceramic tiled flooring, partially tiled walls, a wall mounted chrome towel radiator,

GARDENS, GROUNDS & ADDITIONAL INFORMATION

17 King George V Drive West is approached off the road onto a shared driveway leading to a single garage with a manual up and over door. To the front of the property is a lawned garden with central paved pathway leading to the front entrance. The large enclosed rear garden is predominantly laid to lawn with a patio area providing ample space for outdoor entertaining and dining.

All mains services connected. Freehold.
Council tax band 'F'.



Ground Floor

Approx. 84.6 sq. metres (911.1 sq. feet)



Total area: approx. 84.6 sq. metres (911.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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