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50 King George V Drive West, Heath, Cardiff, CF14 4EE

£650,000

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02920 618552
llanishen@peteralan.co.uk



A truly spacious three bedroom detached double fronted dormer bungalow, beautifully improved with three living rooms, a 21 FT open plan kitchen and breakfast room, and two bathrooms, one being ensuite to the master bedroom. This traditional bungalow was built circa 1950, double fronted in style, with cavity elevations externally finished in facing brick, the front inset with two pretty semi-circular bay windows, all beneath NEW interlocking tiled roof completed in 2018. Extensive improvements include all new cavity wall ties, replaced in 2013, covered with a 25-year guarantee, replacement PVC double glazed windows, many replaced in 2022, a modern gas Vailant combi boiler (2013 and serviced annually), a new stylish composite front entrance door (2018), and full re-modelled first floor in 2022, including a new stylish ensuite shower room, and a very versatile dressing room. Contemporary oak panelled internal doors with stunning coloured glass were installed in 2018, whilst a new open plan 21 FT Sheriton Kitchen and breakfast room was completed in 2014. In 2021 a new fully insulated roof was added to the charming sun lounge conservatory, and in 2022 a full electrical safety certificate was completed. In 2014 cavity wall insulation was added completed with a 25-year guarantee, and in 2022 the garage was professionally converted into a very versatile and useful outdoor studio room comprising a living room/bedroom with its own modern shower room, and a self-contained entrance. This substantial property occupies a truly delightful location, with wonderful views across the tree lined Heath Park, with its open playing fields and its protected woodland. Within a few minute's walk is the University Hospital Of Wales, as well as a pitch and put golf course, a Model Railway, stunning tennis courts and a contemporary children's playground. Also, within level walking distance are three

Railway Stations, including Heath Low Level and Heath High Level, and Ty Glas located off Maes Y coed Road. Each provide fast travel to both Queen Street and Cardiff Central. This stunning home has many further features including charming wood block floors, a stylish log burner installed by Topstak in 2014, a private side drive with double gates, and a lovely private well establish mature level rear garden, with pretty lawns and a shaped composite decked sun terrace. A real gem in a superb location, must be seen!

Heath Amenities

Local schools include Allensbank Primary School, Cathays High School, Cardiff High school, Gladstone School, Ysgol Mynydd Bychan (Located on New Zealand Road off Whitchurch Road) the Welsh Primary School, Ton-Yr-Ywen Primary School, and Llanishen High School. There is an extensive range of local shops, Restaurants, Takeaways, Coffee shops and Sandwich Bars along both Crwys road and Whitchurch Road, including a Boots the Chemist and a Post office. Some notable restaurants include the award-winning Mint and Mustard, but there are many other lovely local restaurants all within walking distance. Close is the University Campus on Western Avenue, and other amenities include a Sainsburys, dentists and vets, a Co- Op, Nail technicians and the St Joeseph's Catholic Church. Only a short walk away is the lovely Heath Park, whilst the Eastern Avenue, the A 470 and the M4 are all within easy driving distance approached from Manor Way.

Also close by is the Rhydypennau Cross Road with its local Optician and a HSBC branch. There is also a Florist, three coffee shops, a Newsagent, a hardware store and a dentist.

Ground Floor Entrance Porch

Approached via a white panelled composite front entrance door inset with stylish coloured glass upper lights with an outlook that extends across the frontage garden and onto Heath Park playing fields. Part panelled walls.





Entrance Hall

Approached via a stylish contemporary part panelled oak entrance door inset with two arched upper light coloured glass windows, opening into a central hallway with charming wood block flooring, moulded skirting boards and high coved ceilings. Double radiator. Very useful under stair cloaks hanging cupboard.

Front Lounge

15' 3" x 11' 10" (4.65m x 3.61m) Approached from the entrance hall independently via a stylish oak part panelled contemporary door inset with stunning coloured glass upper light windows, leading into a bay fronted lounge inset with a semi-circular bay with replacement PVC double glazed windows with an outlook that extends across the frontage garden and onto the open playing fields of Heath Park. Contemporary cast iron log burner with slate hearth and floating mantel, two alcoves, large double radiator.

Study

11' x 6' (3.35m x 1.83m) Independently approached from the entrance hall via a contemporary oak panel door leading to a very useful and versatile study/home office, inset with a patterned glass PVC replacement double glazed window with a side drive position, double radiator, ceiling.



Kitchen And Breakfast Room

21' x 10' 3" (6.40m x 3.12m) Well fitted along three sides with a comprehensive range of modern stylish high gloss floor and eye level units in white beneath round nosed oak patterned laminate worktops, incorporating a modern sink unit with chrome mixer taps, vegetable cleaner and drainer, integrated Siemens three ring gas hob including wok burner, together with a separate Siemens induction hob, dark black glass splashback, matching canopy style extractor hood with glass surround, integrated Neff electric grill, integrated fan assisted Neff electric oven, low level storage unit with retractable chrome shelves, soft closing doors and drawers, deep pan drawers, space with plumbing for a dishwasher, space with plumbing for a washing machine, protruding peninsular breakfast bar, space for the housing of an upright fridge freezer, ample space for a dining table and chairs, double radiator, two white PVC double glazed replacement windows with a side aspect, enclosed staircase to first floor, square opening leading to...

Sun Lounge Conservatory

11' 10" x 10' 7" (3.61m x 3.23m) Approached from the kitchen and breakfast room and providing a very impressive sunroom constructed with PVC double glazed replacement windows and two sets of sliding patio doors opening onto and overlooking the private rear gardens, solid cavity brick wall to one side with PVC clear glass upper light windows, fully insulated roof with multiple spotlights and Velux double glazed window.



Bedroom One

13' 10" x 11' (4.22m x 3.35m) Approached independently from the entrance hall via a stylish contemporary oak door leading to a bay fronted bedroom with a wide semi-circular bay with replacement PVC double glazed clear glass windows with outlooks that extend across the frontage garden and onto the large and impressive open Heath Park playing fields. Shaped double bay radiator, coved ceiling.

Bedroom Two

13' 4" x 10' 2" (4.06m x 3.10m) Approached independently from the entrance hall via a stylish oak part panelled door inset with stunning coloured glass upper light windows leading into a double sized bedroom with high coved ceiling, double radiator and replacement PVC double glazed patio doors that open onto and overlook the charming and private rear gardens.

Family Bathroom

7' 8" x 5' (2.34m x 1.52m) Modern white suite with walls part ceramic tiled comprising panel bath with Triton shower unit and clear glass shower screen, chrome mixer taps, shaped pedestal wash hand basin, W.C, radiator, patterned glass PVC double glazed replacement window to side.

First Floor Landing

Approached via an enclosed carpeted staircase leading to a central landing, and useful access to the eaves roof space storage areas. Built in linen cupboard with shelving and radiator.



Master Bedroom Three

14' 10" x 13' 2" (4.52m x 4.01m) A double sized main bedroom forming part of the loft space conversion approached from the first-floor landing via a wide recess which measures additional bedroom space 4' 2 x 3' 6 depth. Approached via a traditional style white panel door. White PVC double glazed front facing clear glass window with an elevated outlook across the frontage gardens and onto the delightful open playing field of Heath Park. Double radiator. Access to roof space.

En Suite Shower Room

Modern white suite with ceramic tiled walls comprising large ceramic tiled shower cubicle with Triton shower unit and clear glass sliding doors and screen, mounted shaped wash hand basin with chrome mixer taps, pop up waste and a built-out vanity unit in white with chrome handles, slim line W.C, air ventilator, ceiling with spotlights.

Dressing Room/Bedroom Four

11' x 6' 3" (3.35m x 1.91m) Currently used as a dressing room which it lends itself more focused for being off the first floor and adjacent to the master bedroom of the property, inset with a clear glass PVC double glazed window with a delightful rear garden outlook, double radiator, access to useful eaves roof space storage, approached from the landing via a white traditional style oak panel door.

Outside Front Garden

Neatly laid to lawn edged with maturing shrubs and plants and enclosed by low brick-built boundary walls.



Entrance Drive

Private side off street vehicle entrance drive approached via double gates surmounted onto two pillars and leading to...

Outside Studio

16' x 8' 4" Max (4.88m x 2.54m Max) A fully self-contained outside studio room originally the garage now fully converted to provide a very versatile bedroom or living room equipped with clear glass windows and French doors that open onto the rear gardens, fully insulated walls, approached from the drive by a further independent part panelled PVC double glazed entrance door, leading to an entrance recess which forms part of the overall measurements and has access to a shower room which is equipped with a white suite and comprises a shaped corner shower with Triton shower unit and clear glass door and screen, pedestal wash hand basin with chrome mixer taps, pop up waste and a Triton hot water heater, slim line W.C, air ventilator, ceiling with spotlight, patterned glass PVC double glazed window to front.

Rear Garden

A truly charming and beautifully well-established rear garden level and laid to lawn beyond a raised composite decked sun patio, all enclosed for privacy and security by means of brick-built boundary walls surmounted with timber fencing and lined with borders of flowering plants and shrubs with hedgerow and garden trees. There is an additional paved patio area that is approached from bedroom two and the sunroom, and access to the side drive.

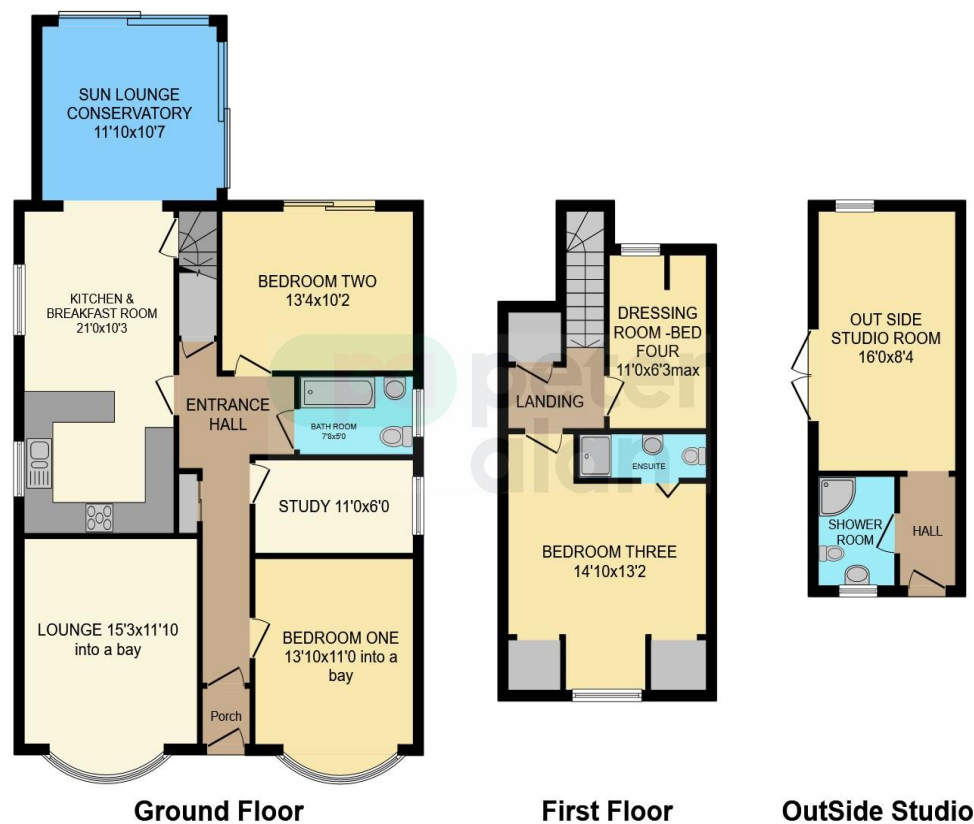






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