



 4  2  3

127 King George V Drive North, Heath, Cardiff, CF14 4EL.

£675,000

 **peter
alan**

02920 618552
llanishen@peteralan.co.uk



A large detached double fronted four-bedroom house, built in 1955 with cavity elevations in facing brick, the front and upper levels finished in white render, all beneath a NEW SLATE PITCHED ROOF COVERING, replaced circa 2017. This well designed and versatile family home provides 1714 square feet and occupies a superb position with large and lovely gardens, which include a super-sized detached garage (20'0 x 14'3), and a well-established level lawn, all enclosed for privacy.

The property fronts highly regarded King George V Drive, with stunning open views across the green fields of Heath Park. The property benefits many improvements including a full re-wire in 2016, a new fitted contemporary kitchen in 2016, gas heating with panel radiators and a modern boiler installed in 2016, a new ground floor shower room installed in 2016, a modern family bathroom, and replacement uPVC double glazed windows.

The generous living space comprises a large front porch (12'7 x 5'9), an inner hallway with an open tread staircase with chrome spindles and wood balustrade, a utility room, a separate dining room, a large lounge (25'0 x 11'9), and a very impressive spacious PVC double glazed sun lounge conservatory (21'2 x 11'8). Further features include a large gallery landing with views that extend across the playing fields of Heath Park, and an enormous open roof space attic which lends itself to a conversion if required.

The property is available with no chain. Must be seen!

This substantial and versatile home, occupies a delightful position, set back with a deep private drive leading to a substantial garage. Fronting highly popular and sought after King George V Drive, minutes away from the charming Heath Park with its large areas of open fields and protected woodland, and just a short walk from the University Hospital of Wales. Also with a short walk are two local railway stations, Heath Low Level and Heath High level, both providing fast and economic travel to Queen Street and Cardiff Central.

Ground Floor Entrance Porch

12' 7" x 5' 9" (3.84m x 1.75m) Approached via a white PVC part panelled double glazed front entrance door with a clear glass window with outlooks across the frontage gardens and on to the panoramic open playing fields of Heath Park, two further matching PVC double glazed clear glass windows to front, quarry tiled flooring, high atrium style ceiling with tongue and groove.

Utility Room

8' 1" x 5' 9" (2.46m x 1.75m) Fitted along two sides with a range of both floor and eye level units in light oak with panel fronts beneath round nosed laminate patterned worktops incorporating a stainless steel sink unit with chrome mixer taps and drainer, space for the housing of a tumble dryer, space for the housing of a washing machine, space for the housing of a freezer, space for the housing of an upright fridge freezer, modern wall mounted Baxi gas central heating boiler, high ceiling with tongue and groove, clear glass PVC double glazed window to side.

Main Entrance Hall

15' x 7' 2" (4.57m x 2.18m) Approached via a part glass panelled entrance hall leading to a central hallway with original wood block flooring and an open tread staircase with chrome spindles and wood balustrade, double radiator.





Shower Room

Modern stylish contemporary shower room with white suite and tiled walls and floor, wet room style shower with clear glass shower screen and chrome shower unit, slim line W.C., wall mounted Roca wash hand basin with chrome taps, obscure glass PVC double glazed window to side, vertical radiator, air ventilator.

Kitchen

10' 3" x 10' 10" (3.12m x 3.30m) Well fitted along three sides with a modern range of panel fronted floor and eye level units with oak work surfaces and a white ceramic sink unit with chrome mixer taps, vegetable cleaner and drainer. Integrated Neff induction four ring hob beneath a Neff canopy style extractor hood, integrated fan assisted electric oven with separate additional microwave oven, drawers with custom made cutlery compartments, deep pan drawers, soft closing doors and drawers. Ceramic tiled floor, part ceramic tiled walls, corner carousel units, full height retractable larder unit with wall mounted chrome shelves, clear glass PVC double glazed window with a rear garden outlook, double radiator, PVC double glazed obscure glass outer door. walk-in pantry with multiple shelving and PVC double glazed window.

Dining Room

10' 4" x 9' 10" (3.15m x 3.00m) Independently approached from the inner hallway via a white traditional style panel door leading to a separate dining room with continuous wood block flooring and a large PVC double glazed picture window with a wood sill looking into the main conservatory with views of the garden beyond. High ceiling, radiator.



Lounge

25' x 11' 9" (7.62m x 3.58m) Approached independently from the entrance hall via a white traditional style panel door, wide square bay with PVC double glazed picture windows with wood sills and outlooks across the frontage gardens and on to the open fields of Heath Park, contemporary real fire with stone surround and granite hearth, original wood block flooring throughout, high ceiling, double radiator.

PVC Sun Lounge Conservatory

21' 2" x 11' 8" (6.45m x 3.56m) This substantial room narrows to 9' 8", that provides a fantastic and versatile conservatory space constructed with cavity brick plinth outer walls surmounted with clear glass PVC double glazed windows, inset with both double French doors and single French doors that open on to and overlook the enclosed and private rear gardens, all beneath a clear glass roof. Tiled flooring throughout, wall lights.

First Floor Landing

Approached via an open tread staircase with chrome spindles and wood balustrade leading to a half landing and main landing. This gallery landing is bright and spacious with a full width PVC double glazed window with panoramic views across the open fields of Heath Park, high ceiling, radiator, large built-in double linen cupboard.



Master Bedroom One

12' 6" x 11' 9" (3.81m x 3.58m) Independently approached from the landing via a white traditional style panel door leading to a good size double bedroom with a large PVC double glazed window with wood sill and panoramic elevated views across the open fields of Heath Park, radiator.

Bedroom Two

11' 9" x 9' 10" (3.58m x 3.00m) Independently approached from the landing via a white traditional style panel door leading to a good size double bedroom with both radiator and PVC double glazed window with wooden sill with outlooks across the rear gardens. There is a double size access via a drop-down wooden ladder to the vast open and chiefly floored and fully insulated roof space void which provides immense potential to be converted if required, as the main space is very open and could provide up to two bedrooms each with a bathroom or a very large and impressive master suite with both ensuite bathroom and ensuite dressing room, lots of potential, lots of options.

Bedroom Three

9' 10" x 8' 9" (3.00m x 2.67m) With a PVC double glazed window with a pine sill and elevated outlooks across the rear gardens, this bedroom is approached from the landing via a white traditional style panel door and is equipped with a radiator and a further 2 ft deep additional built-in wardrobe.



Bedroom Four

10' 3" x 9' 7" (3.12m x 2.92m) Independently approached from the landing via a white traditional style panel door a further good size bedroom with an additional recess space measuring 5' 2" width x 1' 3" depth. There is also a PVC double glazed window with a pine sill with outlooks across the rear gardens, and a radiator.

Family Bathroom

Stylish modern white contemporary suite with ceramic tiled walls and tiled flooring comprising large panel bath with chrome shower unit and clear glass shower screen with multiple handrails, mounted shaped wash hand basin with chrome mixer taps and pop-up waste, W.C. with concealed cistern, built out vanity unit in grey with panelled fronts and slimline handles, obscure glass double glazed PVC window to side, stylish chrome vertical towel rail/radiator.

Outside Front Garden

Totally level chiefly laid to lawn set back beyond a brick-built boundary wall inset with a garden gate surmounted on to two brick pillars and leading to an entrance path.

Rear Garden

Large and level chiefly laid to lawn fully enclosed for both security and privacy by a combination of high brick-built boundary walls surmounted with timber panel fencing.



Driveway

There is a partly paved driveway incorporated in the rear garden approached by double gates from the rear lane providing space for a camper van or caravan if required.

Garage

20' x 14' 3" (6.10m x 4.34m) Large oversize garage, detached and brick built with a modern pitched roof approached via an electronically controlled fob operated roller double door. There are two PVC double glazed windows within the garage, power and light, an open roof space providing extra storage and a courtesy door which is PVC also leading into the rear gardens. Beyond the double garage is a lane where there is further parking for one car.

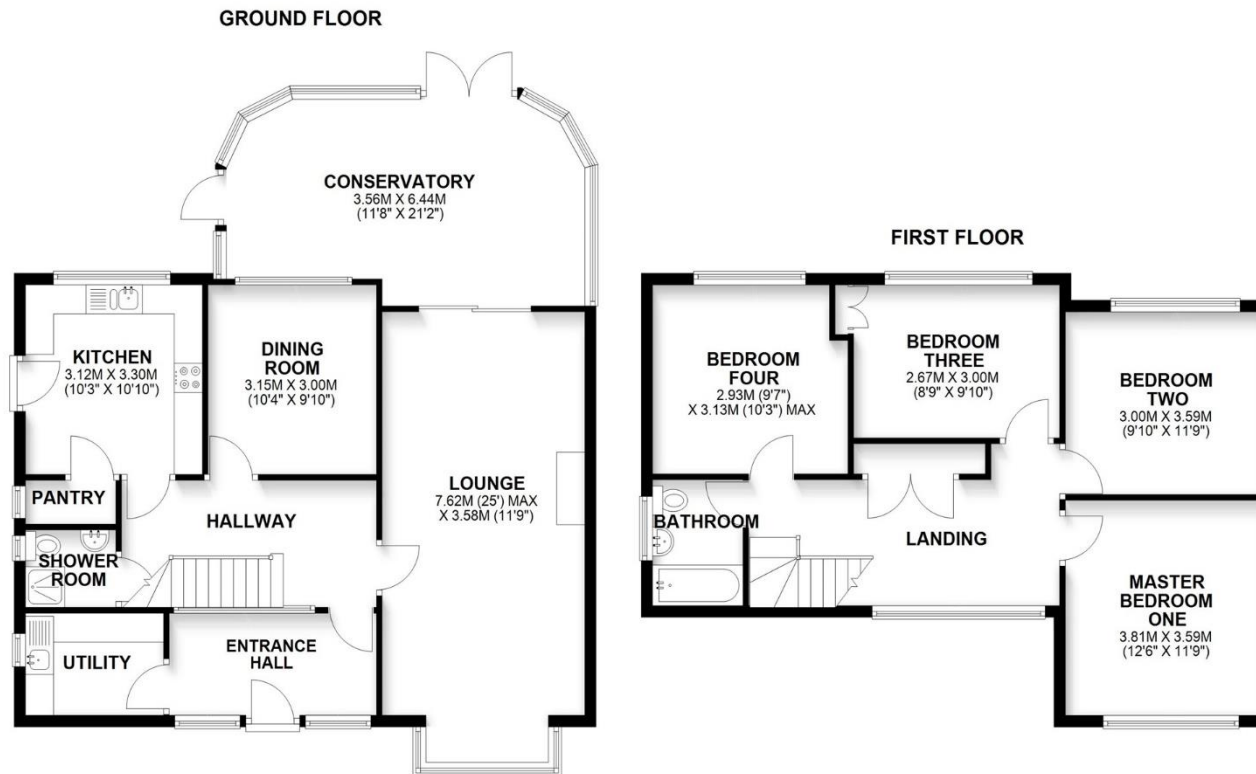






02920 618552

llanishen@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

