



34 HEOL DYFED
HEATH
CARDIFF CF14 4PN

ASKING PRICE OF
£375,000



END TERRACED HOUSE



3



1



2



2

3 DOUBLE BEDROOMS* *SOUTH FACING GARDEN* *OFF ROAD PARKING FOR 2 CARS MGY offer for sale this spacious end terraced property in the sought after Heath area. The accommodation comprises entrance hall, lounge, kitchen, dining room and conservatory to the ground floor. On the first floor there are 2 double bedrooms and a modern bathroom and on the second floor there is a further double bedroom. South facing garden to rear with large storage shed and an outbuilding with w.c and utility area. Block paved driveway to front providing off road parking for 2 cars. Viewing recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,227 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are on in very close proximity. The property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

ENTRANCE HALL

Entered via composite door. Double glazed uPVC window to side. Tiled floor. Radiator. Stairs to first floor.

LOUNGE

13' 5" x 10' 10" (4.11m x 3.31m)
Double glazed uPVC window to front. Laminate flooring. Victorian style radiator. Fitted unit with storage and shelving. Coved ceiling.

KITCHEN

10' 4" x 10' 0" (3.17m x 3.06m)
Obscured double glazed uPVC window to side. Double glazed uPVC door to rear garden. Archway to dining room. Tiled floor. Base and wall units with work surfaces incorporating one and a half composite sink unit with mixer tap. Built in electric oven, 4 ring gas hob and extractor hood over. Space for fridge / freezer. Plumbing and space for dishwasher.

DINING ROOM

9' 10" x 9' 3" (3.00m x 2.83m)
Tiled floor. Leading to :-

CONSERVATORY

16' 0" x 10' 6" (4.88m x 3.22m)
Tiled floor. uPVC windows and doors leading to rear garden. Fan light. 2 radiators.

FIRST FLOOR

STAIRS & LANDING

Double glazed uPVC window to front. Obscured double glazed uPVC window to side. Radiator with cover. Door to access 2nd floor/ bedroom 3. Coved ceiling. Storage cupboard with shelving.

BEDROOM ONE

13' 3" x 12' 0" max into recess (4.05m x 3.67m)
Double glazed uPVC window to front. Radiator. Part panelled wall with 2 wall mounted light fittings. Coved ceiling.

BEDROOM TWO

13' 3" max x 10' 6" max (4.06m x 3.21m)
Double glazed uPVC window to rear. Radiator. Coved ceiling. Recessed hanging and shelving.

BATHROOM

9' 4" x 5' 7" (2.86m x 1.72m)
A modern luxury bathroom. Obscured double glazed uPVC window to rear. Tiled walls and floor. Tile panelled bath with mixer tap and mains shower over, vanity enclosed wash hand basin with marble surface, mixer tap and storage below, w.c. Wall mounted mirror with lighting and shaver point. Bluetooth speakers in the ceiling and spotlights. Extractor fan.

SECOND FLOOR

Stairs to bedroom 3. Storage cupboard at the bottom of the stairs with shelving.

BEDROOM THREE

19' 5" max x 10' 11" (5.93m x 3.35m)
Double glazed uPVC window to side. Eaves storage. Radiator.



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OUTSIDE

FRONT- Block paved driveway providing off road parking for 2 vehicles side by side. Gate to side leading to rear garden.

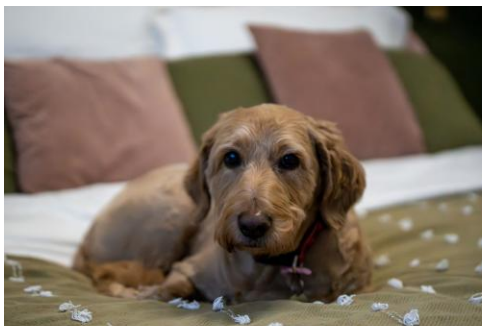
REAR- South facing garden, mostly laid to lawn with paved seating area and paved pathway to large storage shed at the rear of the garden, which has power ad lighting. There is an outbuilding used as a utility room which has space for a fridge, chest freezer and also plumbing and space for a washing machine and tumble dryer. Door to a w.c.

DISCLAIMER

One of the sellers of this property is an employee of MGY.



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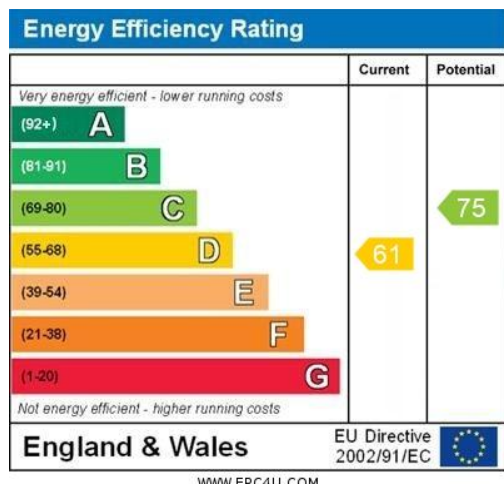
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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG

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