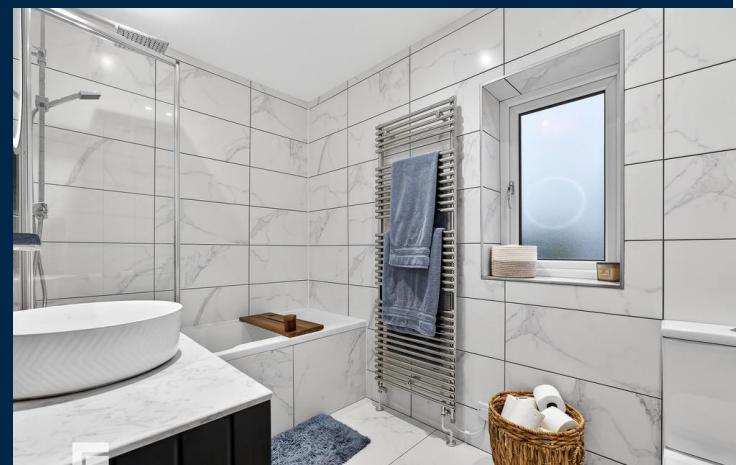




34 HEOL DYFED
HEATH
CARDIFF CF14 4PN

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

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.



M G Y . C O . U K

34 HEOL DYFED, HEATH , CARDIFF CF14 4PN

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.

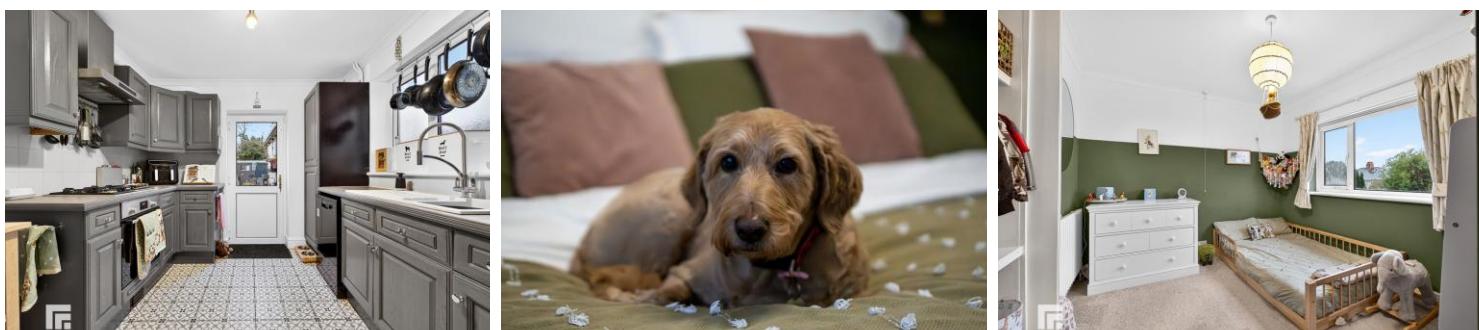
DISCLAIMER

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



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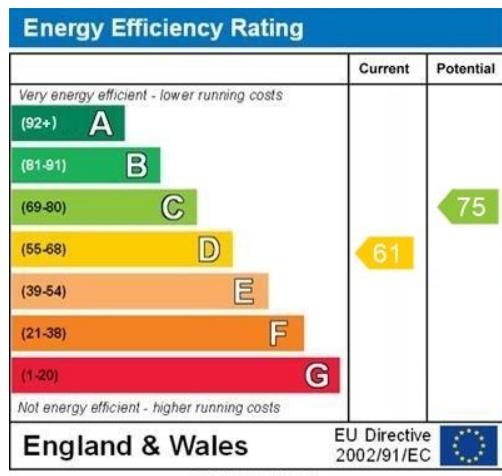


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BIRCHGROVE 029 2052 9026

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

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