



76A MAES-Y-COED ROAD  
HEATH  
CARDIFF CF14 4HG

ASKING PRICE OF  
**£525,000**



## SEMI-DETACHED HOUSE



4



2



3



3

MGY are delighted to offer for sale this truly exceptional and larger than average semi detached property occupying a corner position on Maes Y Coed Road, next to Ton Yr Ywen Primary School. The accommodation comprises entrance hall, w.c, sitting room/ office, lounge, magnificent high spec kitchen, utility room and dining room to the ground floor. On the first floor there are 4 double bedrooms, one currently used as a dressing room/ study, one ensuite and a family bathroom. Outside there is ample off road parking and stylish low maintenance gardens to rear and side. Alarm system. Newly fitted carpets to stairs landing and bedrooms. Internal viewing highly recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,517 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 the door step. 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 wooden double doors. Amtico flooring. Radiator with decorative cover. Stairs to first floor. Coved ceiling and part wood panelled walls. Door to kitchen, Openings to Sitting room / office and lounge.

#### W.C

Amtico flooring. Radiator. Wall hung wash hand basin with mixer tap, w.c.

#### LIVING ROOM/ OFFICE

17' 10" x 8' 0" (5.45m x 2.45m)

Wooden double glazed window to front. Window seat with radiator and decorative cover beneath. Fitted work station, with desk, storage below and shelving over. Amtico flooring. Dado rail.

#### FAMILY SITTING ROOM

17' 7" x 10' 5" (5.36m x 3.20m)

Wooden double glazed window to front. Radiator. Wooden double glazed door to side leading to lovely side garden. Amtico flooring. Fitted unit with shelving and storage.

#### KITCHEN

17' 5" x 15' 2" max (5.33m x 4.62m)

Wooden double glazed doors to rear garden. Amtico flooring. Mirrors to one wall. Exceptional fitted kitchen with comprehensive range of units including pantry cupboard and coffee station. A substantial island with marble work surface incorporating double sink unit with "Quooker" tap, there is also space to seat 4 at the breakfast bar which has an undercounter freezer. Built in ' Miele' oven, induction hob, integrated dishwasher, full length fridge.. Base unit with marble work surface and space for wine chiller. 2 wide openings to the dining room creating a desirable layout for entertaining. Door to:-

#### UTILITY ROOM

6' 9" x 4' 8" (2.08m x 1.43m)

Wooden double glazed window to rear. Amtico flooring. Plumbing and space for washing machine and tumble dryer. Wall mounted "ideal boiler".

#### DINING ROOM

18' 8" x 10' 5" (5.71m x 3.20m)

Wooden double glazed window to rear. Double glazed door to side garden. Amtico flooring. 2 radiators. Dado rail. Fitted into to side complementing the kitchen units, with marble surface and fitted mirror to wall.

#### FIRST FLOOR

##### STAIRS & LANDING

Wooden double glazed window to front. Access to mostly boarded loft space via pull down ladder. Coved ceiling and spotlights. Cupboard with hanging and shelving. Part wood panelled walls.

##### BEDROOM ONE

15' 9" into bay x 10' 6" (4.81m x 3.22m)

Wooden Double glazed bay window to front. Coved ceiling and spotlights. Mirrored to one wall. Radiator. Door to :-

##### EN-SUITE

10' 6" x 4' 11" (3.21m x 1.51m)

Wooden obscured double glazed window to side. Amtico -



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flooring. Shower cubicle with mains shower, pedestal wash hand basin with hot and cold taps, w.c. Chrome heated towel rail. Fitted storage unit with shelving.

## BEDROOM TWO

10' 6" x 8' 4" (3.22m x 2.56m)

Wooden glazed window to rear. Radiator. Coved ceiling.

## BEDROOM THREE

12' 5" x 8' 2" (3.81m x 2.49m)

Wooden double glazed window to rear. Radiator.

## BEDROOM FOUR

12' 1" max x 8' 0" (3.69m x 2.45m)

Currently used as a study / dressing room. Wooden double glazed window to front.

## BATHROOM

6' 8" x 6' 2" (2.04m x 1.88m)

Wooden obscured double glazed window to rear with fitted shutter. Amtico flooring. Free standing bath with hot and cold mixer tap, wall hung wash hand basin with mixer tap and mirror, w.c. Chrome heated towel rail.

## OUTSIDE

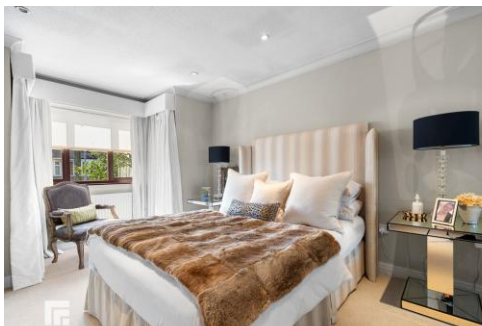
FRONT- Driveway providing off road parking. Electric points to front, rear and side. Gate leading to side/ rear.

REAR- A delightful low maintenance garden at the rear and spanning to a lovely secluded seating area at the side of the property. Mostly block paved with tree and shrubbery borders. Gated access to side. Storage shed. Extensive bin storage. Outside water tap. Outside lighting to side and rear.



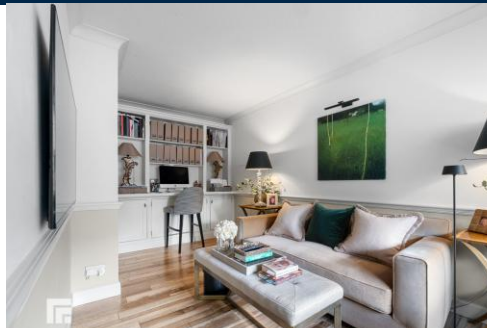


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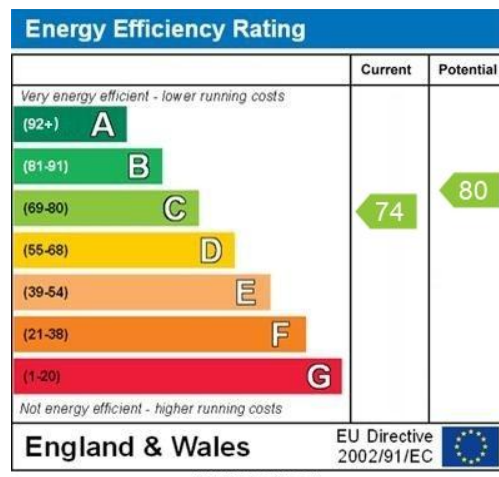




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**BIRCHGROVE** 029 2052 9026

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

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