



11 THREIPLAND DRIVE
HEATH
CARDIFF CF14 4PY

OFFERS IN EXCESS OF
£360,000



MID TERRACED HOUSE



4



2



3



1

MGY are delighted to offer for sale this well presented 4 bedroom Mid terraced townhouse in the sought after Heath area. The accommodation comprises Entrance hall, Kitchen/dining, lounge and Downstairs w.c. On the first floor there is three bedrooms and family sized bathroom and on the second floor there is a further master bedroom and Ensuite. The property also provides a sunny rear patio area and driveway for two cars to the front. Viewing recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,184 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE

16' 0" x 11' 6" (4.88m x 3.51m)

uPVC double glazed window to rear. uPVC double glazed patio doors to rear. Coved ceiling. Two radiators.

LOCATION

Located in the sought after area of Heath / Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public house, hairdressers, schools and more. Regular bus and train services are also close to hand with great road links leading around the city.

ENTRANCE HALL

16' 3" x 3' 2" (4.954 m x 0.990m)

Entered via uPVC double glazed door with obscure glazed panels. Central heating controls. Telephone point. Coved ceiling. Radiator

DOWNSTAIRS WC

3' 0" x 5' 6" (0.918 m x 1.690 m)

uPVC obscure double glazed window to front. Part tiled walls.

Low level WC. Pedestal wash hand basin. Radiator.

KITCHEN/DINER

uPVC double glazed window to front. Coved ceiling. Range of base and wall units with round edge work surfaces incorporating one and a half stainless steel sink unit with drainer and mixer tap.

Built in electric oven and gas hob with extractor fan over.

Space for fridge/freezer, dishwasher and washing machine.

Wall mounted Worcester boiler. Space for table and chairs.

Radiator.



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UPSTAIRS

LANDING

9' 5" x 3' 3" (2.882 m x 1.011 m)

Storage cupboard housing hot water tank. Further storage cupboard. Stairs to second floor. Doors to all rooms.

BEDROOM TWO

11' 3" x 9' 3" (3.43mm x 2.84mm)

uPVC double glazed window to rear. Coved ceiling. Built in wardrobe with hanging and shelf space. Radiator.

BEDROOM THREE

((3.18m x 2.84m)

uPVC double glazed window to front. Coved ceiling. Built in wardrobes. Radiator.

BEDROOM FOUR

7' 8" x 6' 5" (2.34mm x 1.96mm)

uPVC double glazed window to rear. Coved ceiling. Radiator.

BATHROOM

5' 7" x 6' 5" (1.706 m x 1.965m)

uPVC obscure double glazed window to front. Part tiled walls. Bath unit with shower over. Wash hand basin. WC. Extractor fan. Radiator.

SECOND FLOOR

LANDING

3' 1" x 2' 8" (0.952 m x 0.824 m)

Radiator.

MASTER BEDROOM

20' 6" x 10' 9" (6.27mm x 3.28mm)

uPVC double glazed window to front. Velux window to ceiling. Coved ceiling. Built in wardrobe. Radiator. Door to En suite :-

ENSUITE

8' 1" x 8' 5" (2.481 m x 2.581m)

uPVC obscure double glazed window to rear. Part tiled walls. Shower cubicle. WC. Wash hand basin. Extractor fan. Radiator.

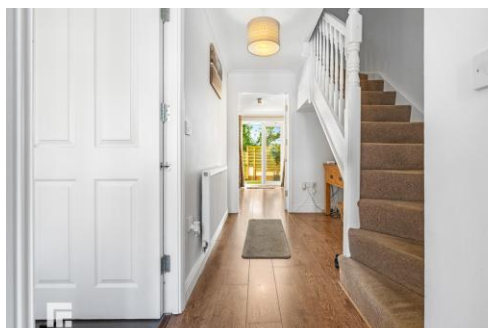
OUTSIDE

Rear - Rear paved courtyard. Artificial grass area. Face to boundary. Gate to rear lane access to front of property.

Front - Parking for two cars.



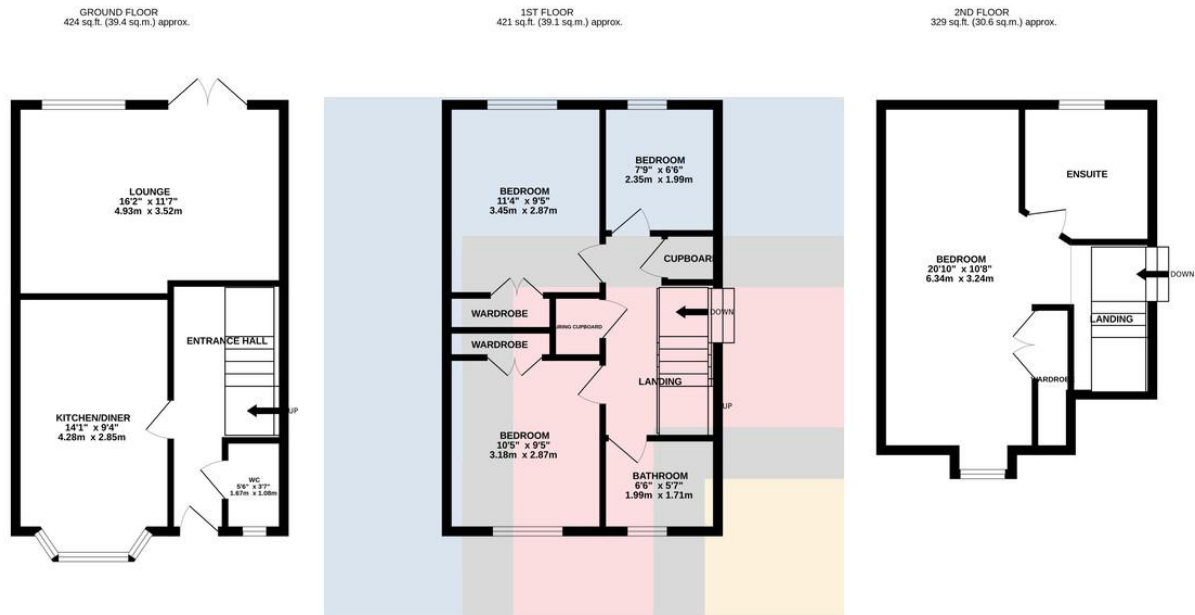
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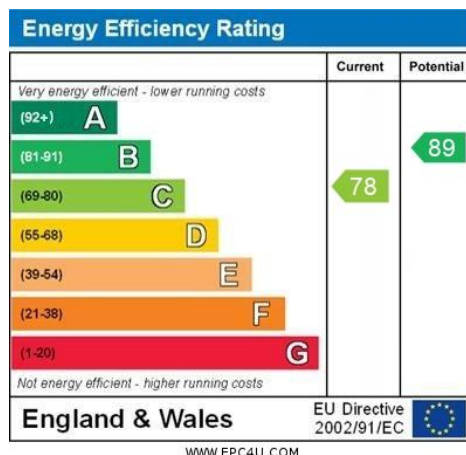


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TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

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 illustrative 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

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