



28 NEWFOUNDLAND ROAD  
HEATH  
CARDIFF CF14 3LA

£310,000



MID TERRACED HOUSE



3



1



1



2

**\*\* NO ONGOING CHAIN \*\*** MGY are delighted to offer for sale this mid terraced property in the popular Heath area of Cardiff close to The University of Wales Hospital. The property briefly comprises of porch, hallway, two reception rooms, kitchen, three bedrooms and bathroom. A private enclosed rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX :**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **KITCHEN**

10' 1" x 12' 10" (3.088m x 3.925m)

Newly fitted kitchen with two PVC windows, one to rear aspect one to side aspect. PVC door to garden. Range of base and wall mounted cabinets with contrasting square edge countertop. Electric hob with extractor fan over. Tiled splash back with integrated dishwasher, fridge freezer and oven and grill. Radiator.

#### **LOCATION**

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

#### **PORCH**

3' 3" x 5' 11" (1.014m x 1.810m)

Entry via PVC door with obscure glass. Original tiled flooring.

#### **ENTRANCE HALLWAY**

5' 11" x 10' 8" (1.804m x 3.266m)

Entry via original wood frame door with glass panels. Carpet flooring with original tiling below. Stairs rising to first floor. Coved ceiling. Picture rail. Radiator.

#### **LOUNGE**

11' 2" x 15' 7" (3.425m x 4.750m)

PVC Bay fronted window. Electric fire. Decorative coving to ceiling. Picture rail. Radiator.

#### **SECOND RECEPTION ROOM**

14' 4" x 12' 8" (4.388m x 3.875m)

Entry via original wooden door. PVC window to rear aspect. Fireplace. Built in storage cupboard. Radiator.



# 28 NEWFOUNDLAND ROAD, HEATH , CARDIFF CF14 3LA

## UPSTAIRS

5' 11" x 12' 0" from stairs (1.808m x 3.681m)

Loft hatch. Built-in storage cupboard housing boiler. Doors to all rooms.

## BEDROOM ONE

16' 7" x 15' 1" (5.065m x 4.620m)

PVC bay window and further PVC window to front aspect. Decorative coving. Picture rail. Radiator.

## BEDROOM TWO

12' 1" x 13' 4" into alcove (3.687m x 4.070m)

PVC window to rear aspect. Feature fireplace. Picture rail.

## BEDROOM THREE

5' 11" x 9' 4" (1.820m x 2.870m)

PVC window to rear aspect. Feature fireplace. Radiator.

## BATHROOM

6' 7" x 6' 7" (2.012m x 2.028m)

PVC window with obscure glass to rear aspect. Tiled walls. Bath unit with showerhead above and fitted handrail, wash hand basin, and WC within inset flush.

## OUTSIDE

Rear Garden - North-west facing/ Patio and sitting area. Rear gate access to rear lane. Washing line. Private and enclosed wall boundary.

Front Garden - Court yard garden with mosaic stones.



28 NEWFOUNDLAND ROAD, HEATH , CARDIFF CF14 3LA



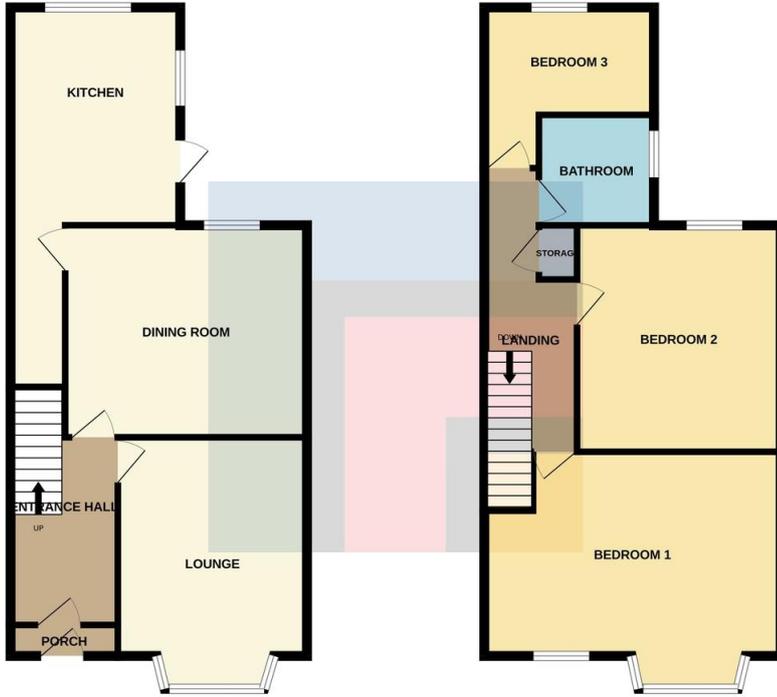
# 28 NEWFOUNDLAND ROAD, HEATH , CARDIFF CF14 3LA



# 28 NEWFOUNDLAND ROAD, HEATH , CARDIFF CF14 3LA

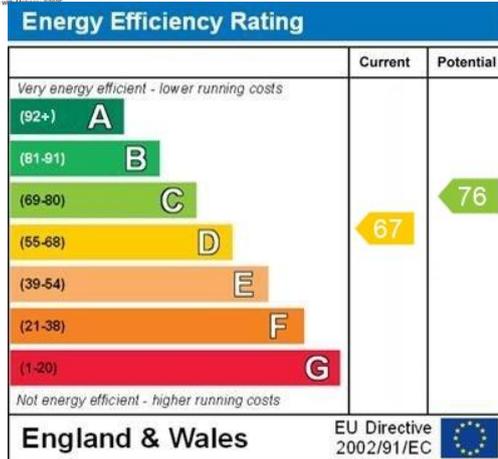
GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.

1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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. Much very small text.



**BIRCHGROVE 029 2052 9026**

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



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

**MGY.CO.UK**