



**108 KING GEORGE V DRIVE  
NORTH  
HEATH  
CARDIFF CF14 4EH**

OFFERS IN EXCESS OF  
**£950,000**



**DETACHED HOUSE**



**5**



**2**



**3**



**2**

MGY are proud to offer for sale this exceptional and rarely available detached family home, benefitting from one of the largest plots on King George V Drive and overlooking Heath Park Fields. The 5- bedroom detached residence has been transformed into a high-spec family home through a full renovation and double storey extension. Bright and airy throughout with accommodation comprising porch, entrance hall, large lounge overlooking the fields, spectacular kitchen / diner/ family room with bi-folding doors to rear garden, utility room and w.c to the ground floor. On the first floor there is a spacious landing overlooking the fields, 2 front facing bedrooms also enjoying the view, and 3 further bedrooms, one with ensuite and one with a walk in dressing room. Superb size landscaped garden to rear, driveway and integrated garage. Must be viewed to be fully appreciated.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 2,000 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 a stone's throw away. Birchgrove is a short walk away with supermarket, cafes, local services, restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the City Centre and beyond, and easy access to the A48/ M4 link roads.

#### ENTRANCE PORCH

Accessed via obscured double glazed uPVC doors. Tiled floor and walls. Obscured glazed doors to entrance hall.

#### ENTRANCE HALL

Entered via obscured glazed doors. Stained glass window to front. Wood block floor. Radiator. Stairs to first floor. Plastered walls and ceiling.

#### LOUNGE

22' 1" x 11' 11" (6.75m x 3.64m)  
Double glazed uPVC window to front with leaded panels over. Wood block flooring. Plastered walls and ceiling. 2 radiators. Feature wood burning stove with wooden mantle over.

#### KITCHEN/DINER/FAMILY ROOM

27' 1" x 26' 3" (8.27m x 8.02m)  
An exceptional space, ideal for entertaining. Bi- folding doors to rear garden. Ceiling lantern. Double glazed uPVC window to rear. Smart lighting. Feature fireplace with coal effect gas fire inset. 2 vertical radiators and further radiator.

Tiled floor. Modern white fitted kitchen with Quartz work surfaces and tiled splash backs incorporating sink unit with mixer tap. Built in fridge / freezer and dishwasher. Dual Neff ovens / microwave and warming tray. Neff extractor over. Central island with Quartz work surface, cupboard and drawers, space for wine chiller. Door to:-

#### UTILITY ROOM

19' 10" x 6' 10" (6.06m x 2.09m)

Double glazed uPVC window to rear. Obscured double glazed door to side. Base and wall units with work surfaces and tiled splash backs incorporating circular stainless steel sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer. Space for fridge. Tiled floor. Radiator. Spotlights. Door to:-

#### WC

Obscured double glazed window to side. Tiled floor. W.c, vanity enclosed wash hand basin with mixer tap and storage below. Radiator. Extractor.

#### FIRST FLOOR

14' 11" x 8' 11" (4.56m x 2.73m)

#### FIRST FLOOR

A spacious landing area with large double glazed uPVC window overlooking Heath Park Fields. Plastered walls and ceiling. Radiator. Storage cupboard with shelving.

#### BEDROOM ONE

13' 6" x 12' 4" (4.13m x 3.78m)

Double glazed uPVC window overlooking rear garden. Radiator. Plastered walls and ceiling. Door to:-

#### ENSUITE

9' 1" x 3' 7" (2.77m x 1.11m)

Obscured double glazed window to side. Tiled floor. Tiled shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap and storage below, w.c. Chrome heated towel rail.

#### BEDROOM TWO

19' 1" x 8' 7" (5.84m x 2.64m)

Double glazed uPVC window overlooking rear garden. Plastered walls and ceiling. Radiator. Door to:-



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## DRESSING ROOM

7' 6" x 6' 6" (2.30m x 1.99m)

A walk in dressing room. Spotlights. Space for shelving and hanging units.

## BEDROOM THREE

12' 2" to fitted wardrobes x 11' 11" (3.71m x 3.65m)

Double glazed uPVC window to rear. Fitted wardrobes. Radiator. Plastered walls and ceiling.

## BEDROOM FOUR

10' 11" x 9' 2" (3.35m x 2.81m)

Double glazed uPVC window overlooking Heath Park Fields. Plastered walls and ceiling. Radiator.

## BEDROOM FIVE

9' 0" x 7' 6" (2.75m x 2.31m)

Double glazed uPVC window overlooking Heath Park Fields. Radiator.

## BATHROOM

8' 10" x 8' 3" (2.71m x 2.54m)

Obscured double glazed window to side. Large bath with mixer tap, vanity enclosed wash hand basin with mixer tap and storage below, w.c, walk in shower with Mira remote controlled shower.

## OUTSIDE

Rear- A truly delightful landscaped garden, boasting one of the largest plots on King George V Drive. From the bi-folding doors there are paved steps down to a large lawn with well kept borders housing trees and shrubs. Paved pathway to seating area. Gated access to side. Outside power point. Outside hot and cold water tap.

Front -lawned with borders housing trees and shrubs. Block paved driveway. Up and over door to garage which has power, lighting and water. EV charger to side.



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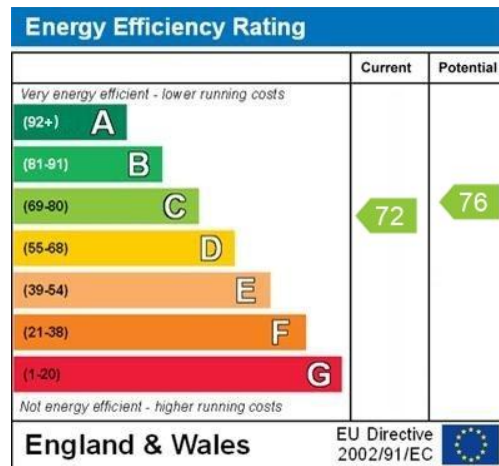
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**BIRCHGROVE** 029 2052 9026

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



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