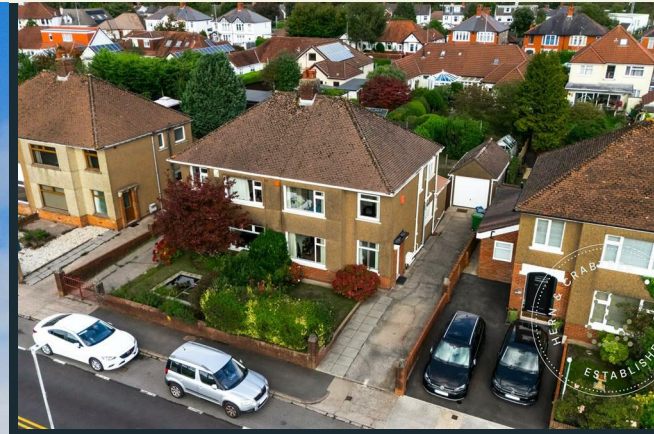


King George V Drive North, Cardiff

Guide Price £527,500

**Hern &
Crabtree**



Good old-fashioned service with a modern way of thinking.



Key Features

- Three Bedroom Semi Detached Home
- Three Ground Floor Reception Areas
- Driveway
- Generous Established Rear Garden
- Excellent Scope To Modernise
- Direct Views Across Heath Park
- Original Parquet Flooring
- Detached Garage & Store
- Ground Floor Cloakroom

Set in a particularly appealing position on King George V Drive North, this traditional three bedroom semi detached home looks directly across the playing fields of Heath Park, giving the front rooms a wonderfully open outlook and placing one of Cardiff's finest green spaces quite literally on the doorstep. Heath Park extends to around 91 acres, with playing fields, woodland, ponds and recreational facilities creating an exceptional setting for everyday life.

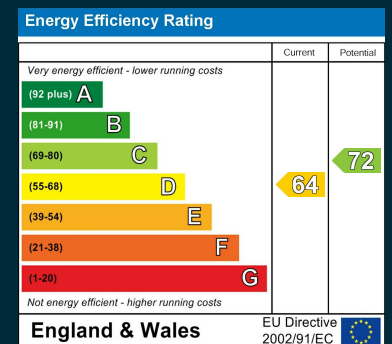
The house has been carefully maintained and is perfectly comfortable as it stands, while offering clear scope for a new owner to modernise and shape the interiors to their own taste. The ground floor retains attractive parquet flooring and provides a generous arrangement of living spaces, with a front lounge overlooking the park, separate dining room and an additional reception room opening directly onto the rear garden. The kitchen also enjoys garden views, while a cloakroom is neatly positioned beneath the stairs.

Upstairs are three bedrooms, two of which face Heath Park, together with a family bathroom incorporating both a bath and separate shower. Built in storage features throughout the house, while the loft is accessed from the landing.

Outside, the plot is an important part of the appeal. A long driveway provides parking for several vehicles and continues alongside the house to a detached garage. To the rear is a substantial established garden with broad areas of lawn, mature hedging, pathways, a greenhouse and further garden beyond the garage.

The Heath remains one of north Cardiff's most established residential areas, particularly convenient for the University Hospital of Wales and Cardiff University's Heath Park Campus. Heath High Level and Low Level railway stations provide connections towards the city, with local bus routes also serving the area.

Approx 1071.00 sq ft



Council Tax Band: F

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.