



TY HAPUS ST. GEORGES  
ROAD  
HEATH  
CARDIFF CF14 4AQ

ASKING PRICE OF

**£250,000**



## SEMI DETACHED HOUSE



**2**



**2**



**2**



**1**

**\*\*Turn Key Property\*\*** MGY are delighted to present this beautifully modernised two-bedroom house in the Heath. This home provides spacious open plan living and off road parking. The property comprises Kitchen/Dining/lounge, sitting room, downstairs WC and utility room, Ground floor bedroom and low maintenance rear garden, Upstairs Bedroom and family sized bathroom.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX:**

**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.

#### PORCH

6' 0" x 4' 0" (1.846 m x 1.242 m)  
Entry via PVC door with obscure glass. PVC window to front aspect.

#### KITCHEN/LOUNGE

36' 1" x 8' 10" (11.013 m x 2.694 m)  
Open Plan Kitchen living area. Stairs to 1st floor. Built-in storage cupboard under stairs. PVC window to front aspect. A range a base and wall mounted cabinets with contrasting square edge countertops. Sink. Tiled splash back. Integral fridge freezer. Integral oven with 4 ring gas hob and extractor fan above.

#### SITTING ROOM

10' 1" x 7' 9" (3.081 m x 2.374 m)  
PVC window to rear aspect. Built-in shelving. Radiator.

#### UTILITY ROOM

7' 2" x 12' 10" (2.198 m x 3.936 m)  
PVC window to rear aspect. PVC door with obscure glass to front. PVC door to rear garden access. Space for white goods. Built-in storage cupboard housing boiler.

#### DOWNSTAIRS WC

3' 9" x 2' 5" (1.150 m x 0.747 m)  
PVC window with obscure glass to rear aspect. WC within inset flush. Wash hand basin vanity unit.

#### BEDROOM 2

13' 8" x 7' 9" (4.173 m x 2.365 m)  
PVC window to front aspect. Radiator.

#### UPSTAIRS

#### LANDING

3' 3" x 2' 11" (0.997 m x 0.910 m)  
Doors to all rooms. PVC window with obscure glass to front aspect.

#### BATHROOM

6' 11" x 8' 3" (2.131 m x 2.518 m)  
PVC window with obscure glass to rear aspect. Freestanding bath unit with showerhead. WC within inset flush. Radiator. Wash hand basin. Extractor fan. Ladder style radiator.

#### BEDROOM ONE

14' 2" x 5' 1" (4.328 m x 1.557 m)  
PVC window to rear aspect. Integral drawers. Built in storage cupboard and built-in wardrobe. Radiator.

#### OUTSIDE

Rear - Astroturf lawn. Brick wall to boundary. Private and enclosed.

Front - Patio sitting area. Astroturf lawn. Off road parking.

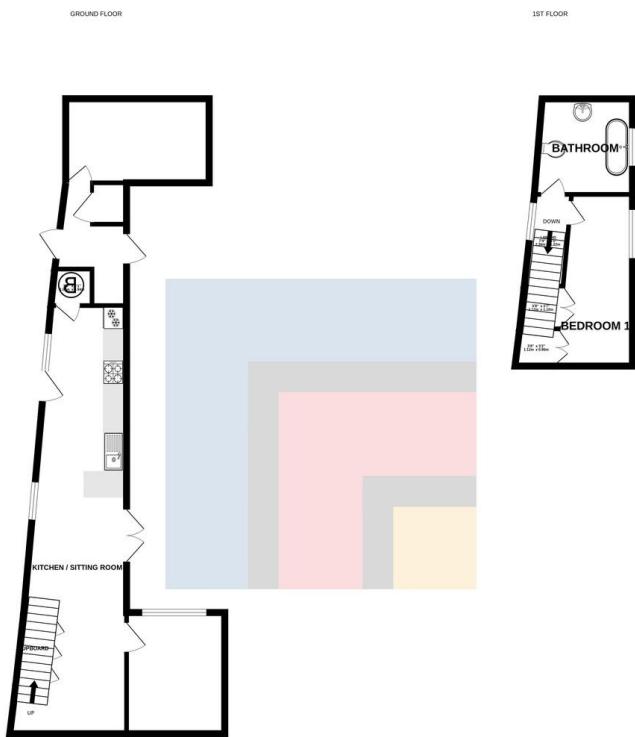


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TOTAL FLOOR AREA: 560sq.ft. (52.0 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and not to scale. There may be some minor errors, omissions or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The sizes of rooms and other areas shown in the floor plan have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.e-plate.com		

## BIRCHGROVE 029 2052 9026

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



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