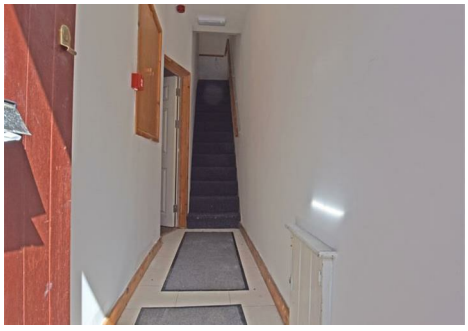








Flats 1 & 2, 36 Australia Road, Gabalfa, Cardiff, CF14 3DB

£350,000

- Bay-fronted Freehold terrace house converted into two self-contained flats.
- FF Flat - living room, kitchen, 2 bedrooms. Bath/shower room & en-suite shower room.
- Close to UHW at Heath and excellent local amenities.
- GF Flat - living room, kitchen, 1 bedroom and shower room.
- Electric Heating. Double-glazing. Fire alarm system.

70 Whitchurch Road Heath, Cardiff,
02920342331

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36 Australia Road, Cardiff CF14 3DB

A great investment opportunity in this sought-after location within walking distance of UHW at Heath, this spacious and extended Freehold property that has been converted into two self-contained flats. The GF flat has a living room, kitchen and utility room, 1 bedroom, and bath/shower room. The FF flat has a living room, kitchen, front bedroom with an en-suite shower room, bath/shower room and a spacious dormer loft bedroom. Each flat has electric heating with wall-mounted radiators, and double-glazing. At the rear is a patio garden with pedestrian door access to a gated rear lane. The property also has a fire alarm system with a control panel in the communal hall and smoke alarms in each room. The property is a bay-fronted terrace house with Cotswold stone-style front elevations, and a slate roof with a tile-hung gable. At the front is a forecourt, and a recessed entrance to the communal hall. Flat 1 has an EPC Rating of E with potential for C, and Flat 2 has an EPC Rating of E with a potential for D. The Council Tax Band for both flats is C. The flood risk in the area is considered very low.

There are excellent local amenities that include shops, stores and supermarkets, junior and senior schools that include a popular Welsh-language primary school, parks and leisure facilities that include the lovely Roath Park and its famous lake, Heath Park, and Maindy Leisure Centre, a local Post Office and Library. Nearby Whitchurch Road has fast become well-known as a hub of local restaurants, bistros, cafes and coffee shops, and there are popular pubs close-by too. Excellent bus services to and from the city centre serve the local community, and it is also only a short drive to Eastern Avenue and Northern Avenue for access on to the M4.

3 3 2 E

Council Tax Band: C







Communal Hall
A hardwood panelled front entrance door with a bevelled glass panel opens into the communal hall. Tiled flooring. Emergency lighting and mains smoke system. Stairs rise to the first floor flat. Gas meter cupboard. A cupboard houses the electrical consumer unit and meter for Flat 2, the fire alarm system control panel, and the water stop taps.

GROUND FLOOR FLAT

Hall
Entrance hall with access to front room, living room, kitchen and shower room.

Lounge
12'0" x 14'1" max approx
Double glazed UPVC framed tilt-and-turn casement window with fitted vertical blinds. Laminate floor. Wall-mounted electric convector heater. Wall shelf. Four power points. TV aerial connection. Openreach master socket and telephone point. Emergency lighting. Cupboard housing electrical consumer unit and meter. Mains smoke alarm. Door opens to the communal hall, and a doorway opens into the kitchen.

Bedroom
12'10" into bay x 10'5" max approx
The front room has a bay with double glazed UPVC framed picture windows and top-opening casements. Curtain rail and runners. Laminate floor. Wall-mounted electric convector heater. Cable inlet socket. Telephone point. Four power points

Kitchen
15'5" x 8'10" max approx
With white-fronted floor cupboard units with brushed steel handles and charcoal worktops. Matching wall cupboards. Built-in Lamona oven. Four-ring Lamona ceramic hob. Stainless steel sink unit with chrome monobloc mixer tap. Plumbing connections for washing machine. Stainless steel chimney-style electric cooker hood. White ceramic splash-back tiling to cooker area. Laminate flooring. Wall-mounted electric convector heater. Mains smoke alarm. Fire alarm. 10 power points. Double glazed UPVC framed casement window with fitted vertical blind. Door opening to the utility room.

Rear lobby/Utility room
7'7" x 7'7" max approx
Double glazed UPVC framed door opening to garden. Four power points. Fitted wall shelf. Cloaks hanging space. Smoke alarm. Door opening to the shower room.

Bathroom
7'6" x 4'11" max approx
Having a white suite comprising of a walk-in shower with white base and a Triton electrically heated shower unit. Glazed shower screen. Pedestal wash hand basin. Close coupled WC. Attractive grey ceramic wall tiling around shower area. Ceiling spotlights. Electric extractor fan. Wall-mounted electric convector heater. Mirror-fronted bathroom cabinet. Tiled floor. Double glazed casement window.

Garden
At the rear is a paved patio garden with brick and stone boundary walls. Pedestrian door access to rear vehicular lane.

FIRST FLOOR FLAT

Entrance Hall
Stairs from the communal hall rise to the first-floor landing. Emergency lighting. Mains smoke alarm. Front door opens into the hall. Mains smoke alarm. Fire alarm. Emergency lighting. One power point. Electrical consumer unit. Stairs rise to the loft bedroom.

Lounge
12'2" x 8'0" max approx
Double glazed UPVC framed tilt-and-turn casement window. Curtain pole. Wall-mounted electric convector heater. Mains smoke alarm. Six power points. Door to the hall. Doorway and steps lead down to kitchen.

Kitchen
9'4" x 8'9" plus doorway alcove approx
Fitted units comprising of floor cupboards and drawers. Stainless steel sink unit with chrome monobloc mixer tap. Built-in oven. Four-ring ceramic electric hob. Fitted wall cupboards. Stainless steel chimney-style electric cooker hood. Laminate flooring. Beige marble-effect ceramic tiling around worktops. Double glazed casement

window. Wall-mounted electric convector heater. Electrical consumer unit. Five power points Door leading to the shower room.

Bedroom 1

13'1" into bay x 13'10" less a corner
Bay to front with double glazed UPVC framed picture windows and top-opening casements. Additional double glazed UPVC framed tilt-and-turn side window. Curtain poles. Wall-mounted electric convector heater. Mains smoke alarm. Cable inlet socket. Six power points. Door opens to the en-suite shower room.

En-suite Shower room

Glazed bi-fold entry doors to shower cubicle. Triton electrically heated shower. White shower base. Pedestal wash hand basin. Close coupled WC. Fully tiled walls in beige marble-effect tiling. Mirror. Electric extractor fan. Electric towel rail/heater. Tiled floor.

Shower room

8'9" x 2'10" max approx
Having a white suite comprising of a walk-in shower with glazed bi-fold doors. Triton electrically heated shower. Waterproof marble-effect splash-back panelling to walls and ceiling. Pedestal wash hand basin with monobloc mixer tap. Close coupled WC. Double glazed casement window. Wall-mounted electric convector heater. Beige marble-effect ceramic wall tiling. Tiled flooring.

Landing

Dog-leg staircase with balustrade leading to small landing. Mains smoke alarm. Fire alarm. Emergency lighting.

Bedroom 2

17'8" x 13'8" less a section approx
A spacious dormer loft extension with double glazed UPVC framed casement window. Curtain pole. Wall-mounted electric convector heater. Six power points. Mains smoke alarm.







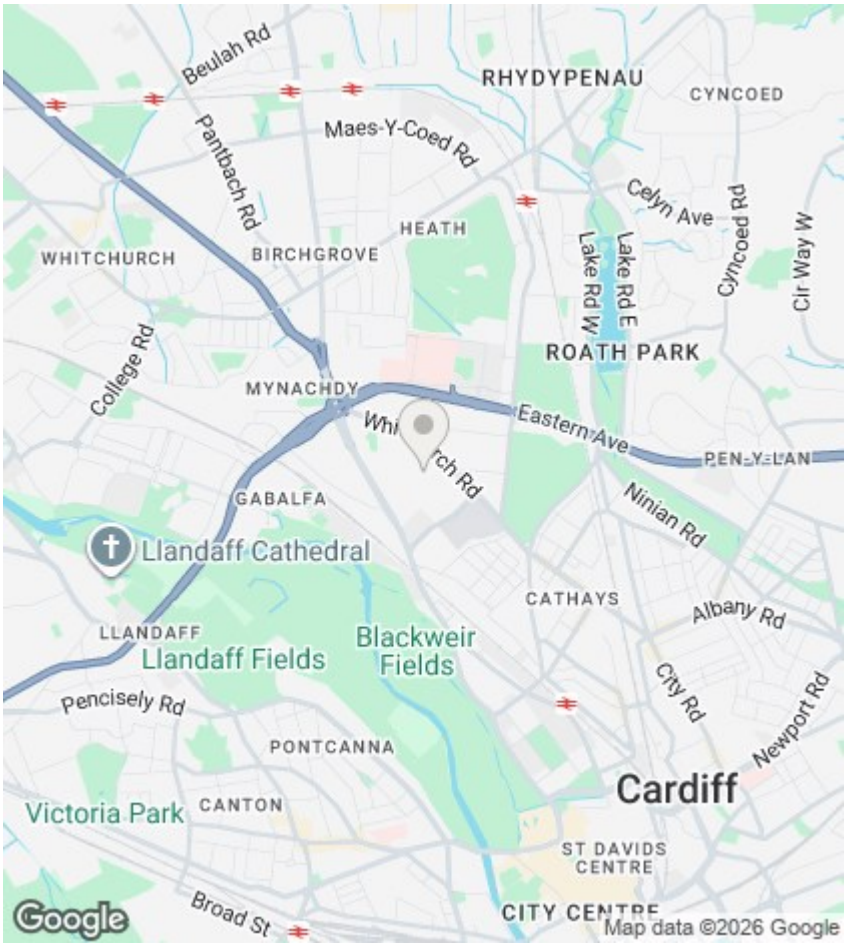












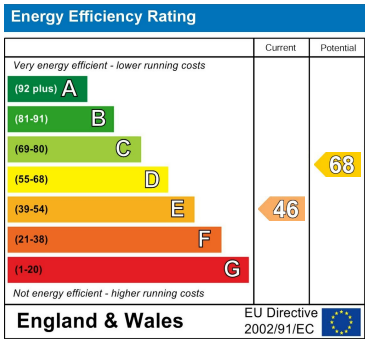
Directions

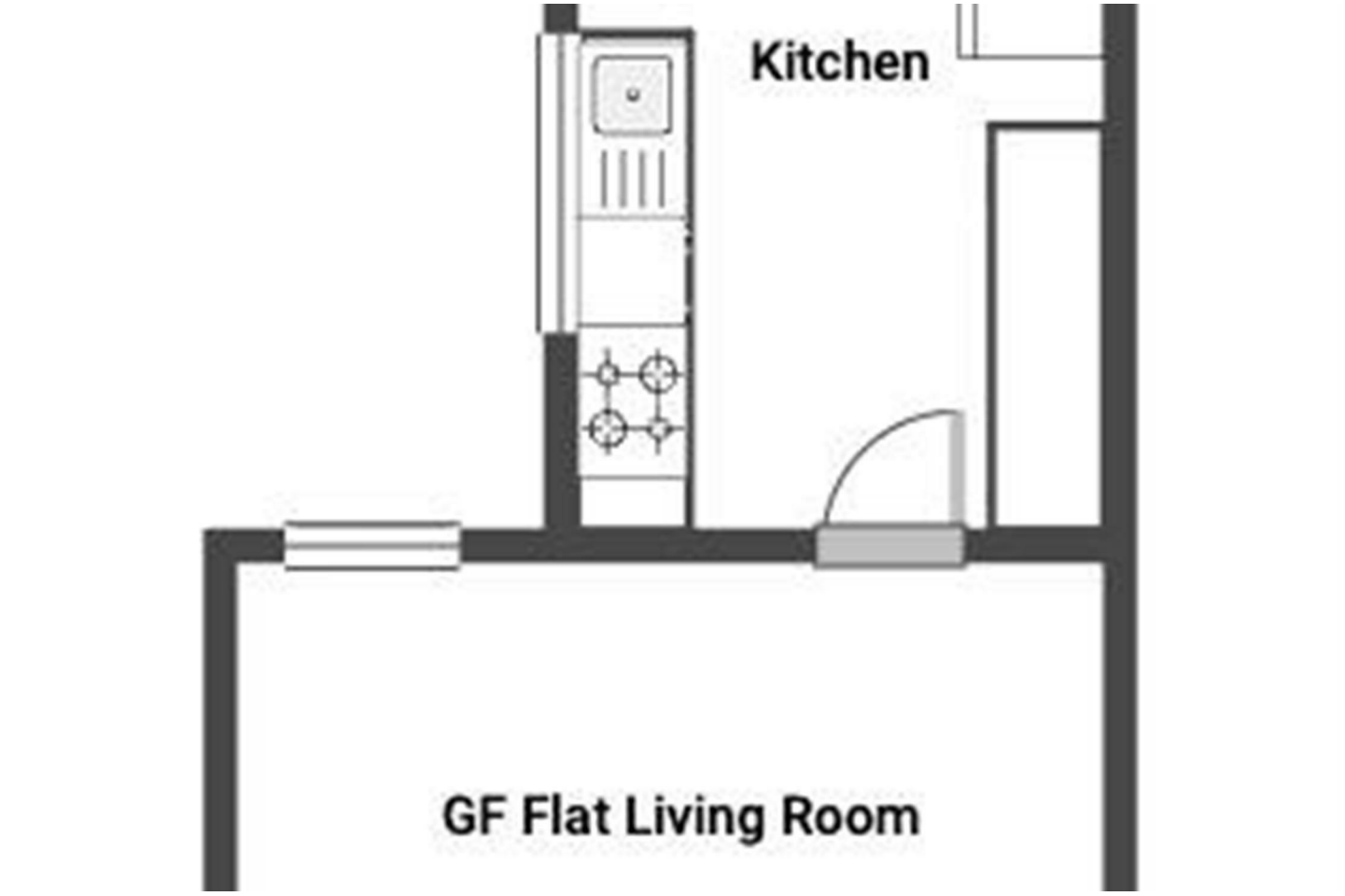
Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

E





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