



8 PUM ERW ROAD  
HEATH  
CARDIFF CF14 4PF

£375,000



SEMI DETACHED HOUSE



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**\*\* SOLD WITH NO ONGOING CHAIN \*\*** A delightful home situated in the popular Heath area of Cardiff close to local amenities in Birchgrove and good transport links to the city centre and beyond. The property briefly comprises

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 955 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 nearby. The property is situated a stone's throw away from Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus services is also close to hand. Well regarded schools are in the area.

#### ENTRANCE HALLWAY

Entered via original door with decorative glazed panels. Further decorative glazed panels to side and above. Coved ceiling. Wood block flooring. Stairs rising to first floor with understairs cupboard with cloak hanging. Radiator.

#### LOUNGE

13' 9" into Bay x 12' 0" into alcove (4.21m x 3.67m)  
Upvc original bay window to front. Original coved ceiling. Wood block flooring. Feature stone fireplace with shelving to one side. Radiator. Double wooden folding doors to :-

#### SITTING ROOM

14' 1" x 11' 6" to alcove (4.31m x 3.51m)  
Sliding patio doors to rear garden. Wood block flooring. Radiator.

#### DINING ROOM

9' 4" x 8' 6" (2.87m x 2.60m)  
Upvc double glazed door to rear garden. Upvc double glazed sliding doors to rear garden.

#### KITCHEN

11' 2" x 6' 5" (3.42m x 1.96m)  
Upvc double glazed window to side. Range of base and wall units with tiled splash backs and work surface. One and a half stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher, Recess for cooker with extractor fan over. Opening to :-

#### FIRST FLOOR

LANDING - Original decorative glazed window to side.

#### BEDROOM ONE

14' 0" into bay x 11' 4" into alcove 4.29m x 3.47m)  
Upvc double glazed bay window to front. Radiator.

#### BEDROOM TWO

12' 3" x 11' 11" into alcove (3.74m x 3.64m)  
Upvc double glazed window to rear. Storage cupboard housing gas central heating boiler. Radiator.

#### BEDROOM THREE

8' 5" x 6' 8" (2.59m x 2.05m)  
Upvc double glazed window to front. Radiator.

#### BATHROOM

Original glazed window to side. Part tiled walls. Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and wc. Radiator.

#### OUTSIDE

REAR GARDEN - Wrought iron gate to side and driveway. Paved patio area. Laid mainly to lawn with flower beds. Wooden shed.

FRONT GARDEN - Driveway leading to garage. Enclosed garden laid to lawn. Entrance porch with original tiled floor.



# 8 PUM ERW ROAD, HEATH, CARDIFF CF14 4PF



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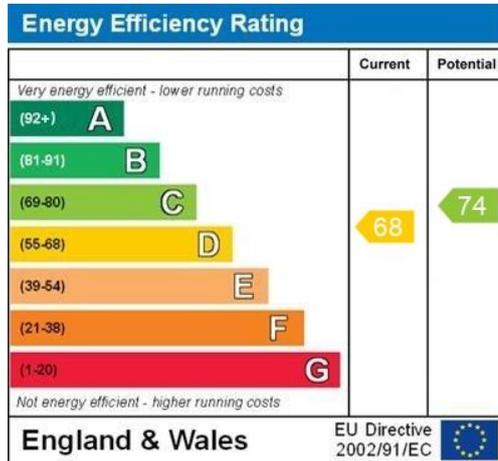
GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 955 sq.ft. (88.7 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.  
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**BIRCHGROVE** 029 2052 9026

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