

King George V Drive East

HEATH, CARDIFF, CF14 4ER

GUIDE PRICE £525,000

**Hern &
Crabtree**



King George V Drive East

No Chain. Hern & Crabtree present this spacious four-bedroom semi-detached home on the sought-after King George V Drive East in Heath. Enjoying a green outlook with houses only on one side, the property sits moments from the University Hospital of Wales, making it ideal for professionals, families or those seeking strong rental potential.

Inside, the home offers two generous reception rooms, a well-appointed kitchen, four bedrooms including a top-floor suite, and two bathrooms. Original parquet flooring adds charm, while a private garden, detached garage and off-street parking enhance practicality. The property is currently arranged as a rental but would make a superb family home.

Heath is one of Cardiff's most desirable residential areas, known for its tree-lined avenues, proximity to Heath Park and easy access into the city centre. Excellent local amenities include independent shops, cafés and supermarkets. Cardiff city centre is a short drive or cycle away, and the area is served by regular bus routes and Heath High Level and Low Level train stations. Road links are superb, with quick access to the A48 and M4. Popular local schools and the green open spaces of Heath Park are within easy reach.



1306.00 sq ft

Entrance Hall

Entered via a double-glazed wooden door to the side. Stairs rise to the first floor with a wooden handrail and spindles. Double-glazed stained-glass window to the front. Radiator. Original wood parquet flooring. Doors lead to the living room, sitting/dining room and kitchen.

Living Room

Double-glazed window to the front with stained-glass inserts. Radiator. Wood parquet flooring.

Sitting/Dining Room

Double-glazed aluminium sliding patio door to the rear garden. Radiator. Wood parquet flooring.

Kitchen

Double-glazed window to the side. Fitted with a range of wall and base units with worktops over. Integrated four-ring electric hob and AEG oven. One-and-a-half bowl sink and drainer with mixer tap. Integrated full-length dishwasher. Space and plumbing for a washing machine. Integrated fridge/freezer. Tiled flooring and tiled splashbacks. Door to inner lobby.

Inner Lobby

Double-glazed obscured aluminium door to the garden. Door to downstairs shower room.

Shower Room

Double-glazed obscured window to the rear. Tiled walls and floor. WC and wash hand basin set into a vanity cupboard. Heated towel rail. Large shower quadrant with plumbed shower and glass door.

First Floor Landing

Stairs rise from the entrance hall. Stained-glass single-glazed window to the side. Built-in storage cupboard. Stairs to the second floor.

Bedroom One

Double-glazed window to the front. Fitted wardrobes. Radiator.

Bedroom Two

Double-glazed window to the rear. Built-in wardrobes. Radiator.

Bedroom Three

Double-glazed window to the front. Radiator.

Bathroom

Double-glazed obscured window to the side. P-shaped bath with electric shower over and glass screen. WC, wash hand basin with mirrored vanity cupboard. Tiled walls, vinyl flooring, heated towel rail. Large built-in linen cupboard.

Second Floor

Skylight window. Small landing area.

Bedroom Four

Double-glazed skylight windows to the front and rear. Built-in storage into the eaves. Radiator. Door to en suite.

En Suite

Double-glazed skylight window to the front. Corner shower quadrant with plumbed rainfall shower. WC, wash hand basin, tiled walls and floor, heated towel rail.

Front and Rear

To the rear is an enclosed garden, mainly laid to lawn with patio area, mature shrubs and flower borders, detached garage and gated side access to the driveway. Garage roof requires repair. To the front is a driveway providing off-street parking, front lawn and mature planting.

Tenure

Disclaimer

"Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts.

Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website."



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

