

# 28 Llwynfedw Gardens,

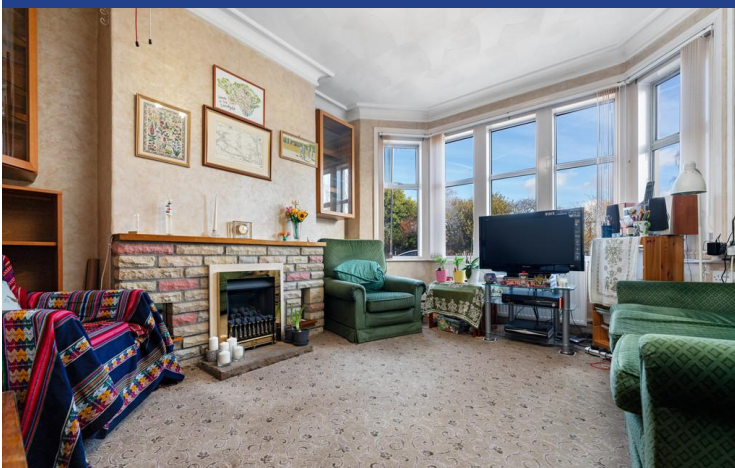
## Heath, Cardiff, CF14 4NX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£450,000**



Semi-Detached House

5

2

2

2

# Property Description

Rare to the market positioned on Llwynfedw Gardens this five-bedroom semi-detached home is a MUST SEE. Extensively extended in 1985 with a full wrap around loft dormer offering exceptional bedroom space throughout. The home needs upgrading but must be seen to be appreciated. The property is wheelchair accessible throughout the ground floor and the majority of the first floor.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,431 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## PROPERTY DESCRIPTION

Very rare to the market this five-bedroom semi-detached property on Llwynfedw Gardens is a must see. The home has been in the current family for many years and has been extensively extended with full planning permissions certification. The home is in need of modernising however offers ample space for a family to grow into and enjoy for future generations. Internally the property accommodation briefly comprises; entrance porch, hallway, lounge, dining room, kitchen and shower/wet room to the ground floor.

To the first floor you will find bedrooms one, two and three plus a family bathroom complete with three-piece suite.

Finally, the loft was converted in 1985 offering a further two double bedrooms with a full wrap around dormer.

Outside the property offers parking to the side via a drive leading to the detached garage. The front garden offers stone chippings with a range of planted pots and shrubbery with a disability ramp leading to the front door. Side access with disability ramp leads you to the rear garden. The rear garden offers a combination of paving with the remainder laid to lawn and brick surround. There are also a number of plants, trees and shrubbery with glass green house and garden shed will also remain with the sale of the home.

(There are currently a number of disability upgrades to this property which will remain with the sale of the home)

## LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are within walking distance. 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.

## ENTRANCE PORCH

5' 11" x 2' 1" (1.82m x 0.66m)

Enter into porch via uPVC double glazed front door. Half tiled walls, with textured ceiling and vinyl flooring to finish. Original front door with stained glass windows either side.

## HALL

13' 11" x 6' 0" (4.25m x 1.83m)

Textured walls and ceiling with a central light pendant, finished with carpeted flooring. Door leading to lounge, dining room and kitchen. Carpeted staircase leading to first floor.

## LOUNGE

12' 0" into alcove x 13' 1" into bay (3.67m x 4.00m)

Smooth walls, textured ceiling with a central light pendant and finished with carpeted flooring. Five pane aluminium bay windows to front. Feature fireplace with brick surround.

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## DINING ROOM

11' 3" into alcove x 14' 2" into bay (3.43m x 4.32m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. uPVC double glazed bay window to rear. Electric disability lift to remain with the sale of the home which leads up to bedroom two.

## KITCHEN

10' 9" x 14' 10" (3.29m x 4.53m)  
Fitted with a range of base and eye level units with worktops over. Space for free standing double oven and hob with cooker hood over. Inset one and half bowl stainless steel sink unit plus drainer. Space for under counter fridge and separate freezer and space for washing machine and tumble dryer. Combi boiler wall mounted to external wall. Door leading to understairs pantry storage. uPVC double glazed window to side and additional aluminium obscure window to alternate side. Door leading to downstairs shower room/wet room.

## SHOWER ROOM/WET ROOM

7' 4" x 5' 11" (2.26m x 1.82m)  
Wet room comprising electric shower, WC and wash hand basin. Tiled walls with vinyl floor plus drainage. Smooth ceiling with flush ceiling light. Electric body dryer to remain. uPVC double glazed obscure window to rear and aluminium window to side. Aluminium obscure door leading to rear garden.

## LANDING

Textured walls and ceiling with a central light pendant and finished with carpeted flooring. uPVC double glazed obscure window to side. Doors leading to all first floor rooms. Staircase continues to second floor.

## BEDROOM ONE

13' 1" into bay x 11' 8" into alcove (3.99m x 3.57m)  
Textured walls and ceiling with a central light pendant and finished with carpeted flooring. Built in fitted single wardrobe within alcove. Aluminium five pane bay window to front.

## BEDROOM TWO

11' 0" into alcove x 11' 11" (3.37m x 3.65m)  
Textured walls and ceiling with a central light pendant and finished with carpeted flooring. uPVC double glazed window to rear. Built in sliding mirrored

wardrobes within alcove. Disabled lift access leading down to dining room.

## BEDROOM THREE

10' 5" x 7' 2" (3.20m x 2.19m)  
Textured walls with smooth ceiling with a central light pendant, finished with carpeted flooring. uPVC double glazed window to side.

## BATHROOM

Fitted with a traditional three-piece bathroom suite comprising bath with electric shower over, WC and wash hand basin. Tiled walls with textured ceiling with flush ceiling light and vinyl flooring to finish. Aluminium obscure window to front.

## LANDING

Textured walls and ceiling with a central light pendant, finished with carpeted flooring. Aluminium window to side. Single storage cupboard at the top of the stairs with two doors leading to each bedroom.

## BEDROOM FOUR

10' 5" x 13' 9" maximum (3.18m x 4.20m)  
Smooth walls with textured ceiling with a central light pendant and finished with carpeted flooring. Aluminium domer window to front. Open fronted storage to remain.

## BEDROOM FIVE

13' 10" maximum x 11' 9" (4.23m x 3.60m)  
Textured walls and ceiling with a central light pendant and finished with carpeted flooring. uPVC double glazed domer window to rear. Built in double wardrobe with sliding doors.

## OUTSIDE

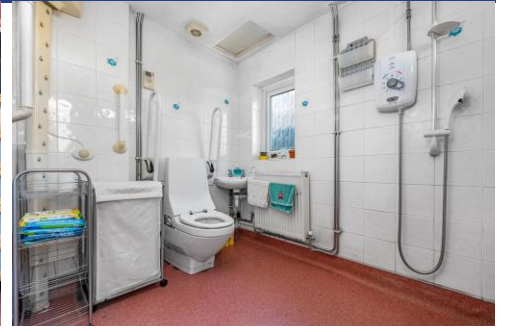
Front - Parking can be found to the front via a drive. The front garden offers stone chippings with a range of planted pots and shrubbery with a disability ramp leading to the front door.

Rear - Side access with disability ramp leads you to the rear garden. The rear garden offers a combination of paving with the remainder laid to lawn and brick surround. There are also a number of plants, trees and shrubbery with glass green house and garden shed will also remain with the sale of the home.

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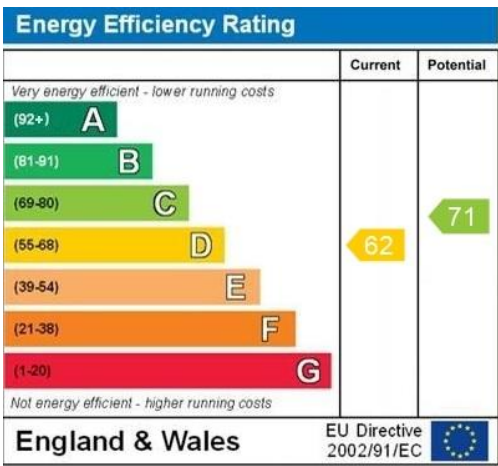
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