

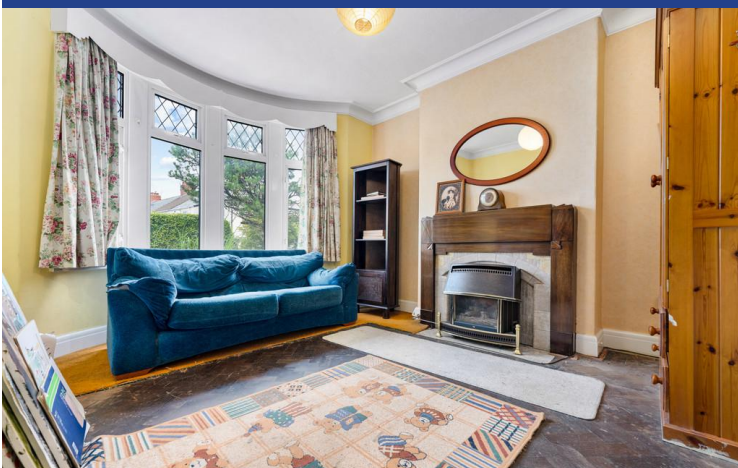
24 St. Georges Road,  
Heath, Cardiff, CF14 4AQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

£335,000



Mid Terraced House

3

1

2

2

# Property Description

A family home situated in the Heath area of Cardiff close to the University hospital of Wales and Heath park. The property comprises of hallway, lounge, dining room, sun room, kitchen, three bedrooms and bathroom with separate wc. A good size garden to the rear. New roof 5 years ago. \* NO ONWARD CHAIN \*

Tenure Freehold

Council Tax Band E

Floor Area Approx

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are a stone's throw away. Birchgrove is a short walk away with supermarket, cafes, many take out restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the city centre and beyond.

## HALLWAY

Enter into hallway via traditional wooden stained glass front door with stained glass windows either side. Textured walls and ceiling with parquet flooring. Doors leading into lounge, dining room and kitchen. Carpeted staircase leading to first floor.

## LOUNGE

14' 0" into bay x 12' 4" into alcove (4.28m x 3.76m)  
Textured walls and ceiling with a central light pendant and parquet flooring to finish. Feature fireplace and surround. Upvc double glazed bay window to front.

## DINING ROOM

11' 0" into alcove x 12' 5" (3.36m x 3.79m)  
Feature fireplace and surround. Textured walls and ceiling with a central light pendant and parquet flooring to finish. Single glazed door leading into sun room with windows either side.

## SUN ROOM

9' 8" x 7' 6" (2.95m x 2.31m)  
Wooden cladded walls with a textured ceiling and original quarry tiled flooring to finish. Wall light mounted to external wall. Upvc double glazed window to rear and Upvc double glazed door leading to rear garden. Sliding door into kitchen.

## KITCHEN/BREAKFAST ROOM

21' 3" maximum x 8' 7" maximum (6.48m x 2.63m)  
Open plan kitchen breakfast room fitted with a range of base and eye level units with laminate worktops over. Space for free standing cooker and hob. Inset stainless steel sink unit plus drainer. Space for under counter fridge/freezer and washing machine. Space for breakfast table and chairs. Upvc double glazed window to rear. Tiled splash back with textured walls and ceiling, two ceiling light pendants and tiled flooring to finish. Door leading to cloakroom

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## CLOAKROOM

Fitted with a single piece suite comprising WC. Smooth walls and ceiling with spot lighting and tiled flooring to finish.

## LANDING

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Doors leading to all first floor rooms. Loft hatch provides access to loft storage.

## BEDROOM ONE

11' 3" into alcove x 14' 0" into bay (3.43m x 4.29m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed bay window to front.

## BEDROOM TWO

12' 5" x 10' 11" into alcove (3.80m x 3.33m)

Textured walls and ceiling with a central light pendant and original floor boards to finish. Upvc double glazed window to rear. Built in storage cupboard with shelving and hanging rail.

## BEDROOM THREE

7' 5" x 8' 9" (2.28m x 2.68m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front.

## BATHROOM

Fitted with a traditional two piece bathroom suite comprising bath with electric shower over and wash hand basin. Tiled splash back with textured ceilings and a central light pendant and vynle flooring to finish. Upvc double glazed obscure window to rear. Built in storage cupboard with shelving ideal for towels etc.

## WC

Fitted with a single piece suite comprising WC. Walls are half tiled and half textured wallpaper with textured ceiling and vinyl flooring to finish. Upvc double glazed obscure window to rear.

## OUTSIDE

FRONT - Pathway leading to front door. Borders with shrubs and flowers.

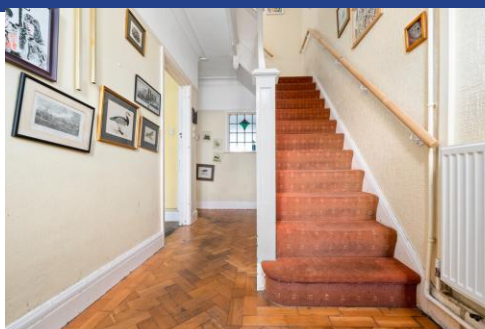
REAR -An enclosed garden can be found to the rear mostly laid to lawn with a pathway leading to rear lane access and access into the detached garage.

## GARAGE

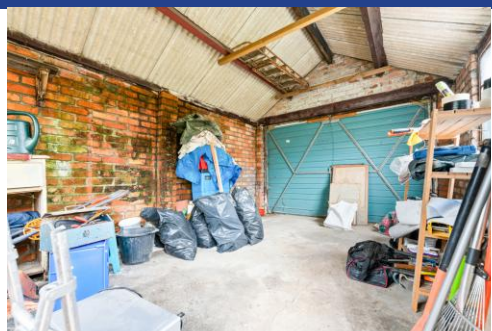
15' 8" x 10' 5" (4.79m x 3.19m)

Side door with standard up and over garage door leading into rear lane.

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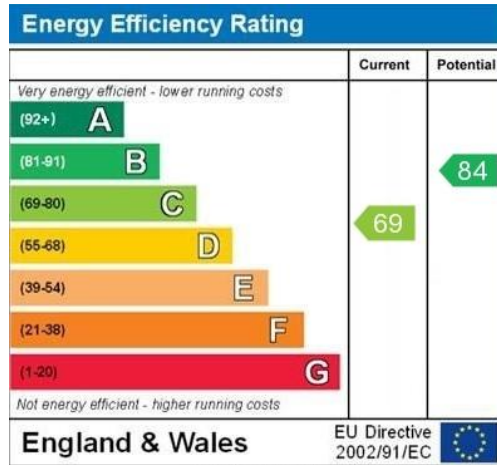
GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.5 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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