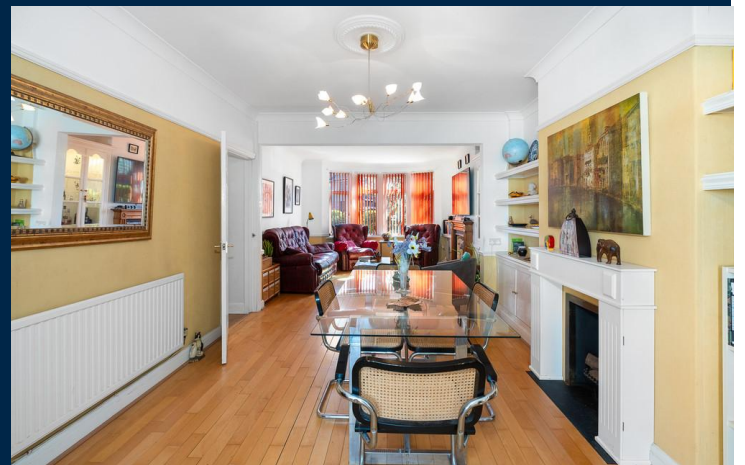




1 ST. BRIOC ROAD
HEATH
CARDIFF CF14 4HJ

ASKING PRICE OF
£570,000



SEMI DETACHED HOUSE



4



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3



3

A traditional and greatly extended semi detached house in the popular and convenient location of Heath. The property is close to local amenities, with frequent public transport links to and from the City Centre and nearby links to the A48 and M4 motorway. The property is also close to the University Hospital of Wales. The property briefly comprises entrance hall, lounge/dining room, sitting room/kitchen, utility room, games room / spacious 5th bedroom with shower room off. Four bedrooms, one with ensuite and shower room to the first floor. The property benefits from an enclosed rear garden with storage building and off road parking to the front. Viewing highly recommended!

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1,754 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Located in the sought-after area of Heath in North Cardiff, with the University Hospital of Wales and Heath Park only minutes away and a Post Office, GP surgery, chemist and mini-market on the door step. Regular bus and train services are also close to hand.

ENTRANCE HALL

Entered via wooden door with obscure glazed panel to side. uPVC double glazed window to front. Coved ceiling. Understairs storage cupboard housing mains fuse board, gas and electric meters. Smoke alarm. Radiator.

LOUNGE / DINING ROOM

27' 11" into bay x 11' 3" into alcove (8.51m x 3.45m)
uPVC double glazed bay window to front. Wood flooring. Coved ceiling. Picture rail. Storage cupboards to alcoves, one with glass display cabinet and other with shelving. Granite hearth, feature fireplace and wooden mantle housing gas fire. Further open fireplace. Two radiators. Doors to:

KITCHEN/DINER/LIVING AREA

26' 10" x 11' 6" (8.18m x 3.51m)
Two sets of uPVC double glazed bi-folding doors. Five velux windows to ceiling. Wood flooring. Part tiled walls. Range of base and wall units with wooden worktops incorporating inset Belfast sink with mixer tap. Integrated dishwasher. Space and plumbing for American fridge/freezer. Two radiators.

UTILITY ROOM

6' 10" x 4' 7" (2.09m x 1.40m)

Base units with round edge worksurfaces incorporating stainless steel sink unit with drainer and mixer tap. Space and plumbing for washing machine. Wall mounted combi boiler. Extractor fan. Water meter.

GAMES ROOM/ BEDROOM FIVE

18' 6" x 13' 5" (5.66m x 4.11m)

uPVC double glazed window to front. Further uPVC double glazed window to rear. Wood flooring. Can accommodate 8' x 4' snooker table. Two radiators. Door to:

SHOWER ROOM

Tiled walls. Wood flooring. Low level WC. Vanity unit with cupboard below housing sink and mixer tap. Walk in shower cubicle with electric shower. Heated towel radiator.

FIRST FLOOR

STAIRS & LANDING

Carpet to floor. Coved ceiling. Smoke alarm. Access to attic space.

BEDROOM ONE

13' 5" max x 10' 5" (4.11m x 3.18m)

uPVC double glazed window to front. Wood flooring. Fitted wardrobes with hanging and shelf space with sliding mirrored doors. Radiator. Door to:

ENSUITE

uPVC obscured double glazed window to rear. Wooden flooring. Tiled walls. Low level WC. Shelf unit with built in 'His' and 'Hers' sinks. Roll top freestanding bath. Walk in shower with glass shower screen. Two heated towel radiators.

BEDROOM TWO

13' 5" into bay x 11' 5" into alcove (4.11m x 3.48m)

uPVC double glazed bay window to front. Wood floor boards. Coved ceiling. Fitted wardrobes with hanging and shelf space, with sliding mirrored doors. Radiator.



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BEDROOM THREE

12' 11" x 10' 11" into alcove (3.96m x 3.33m)
uPVC double glazed window to rear. Carpet to floor. Coved ceiling. Fitted cupboard with hanging space and cupboards above. Radiator.

BEDROOM FOUR

8' 2" x 6' 9" (2.51m x 2.08m)
uPVC double glazed window to front. Carpet to floor. Coved ceiling. Radiator.

SHOWER ROOM

uPVC obscure double glazed window to rear. Tiled floor. Tiled walls. Walk in shower cubicle with glass screen. Wall mounted sink unit with mixer tap, w.c. Heated towel radiator.

OUTSIDE

Front

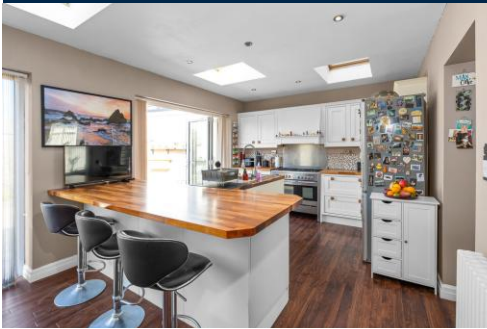
Enclosed with low level wall and hedgerow. Laid to lawn with shrub and flower borders. Gravel driveway providing off road parking for two vehicles.

Rear Garden

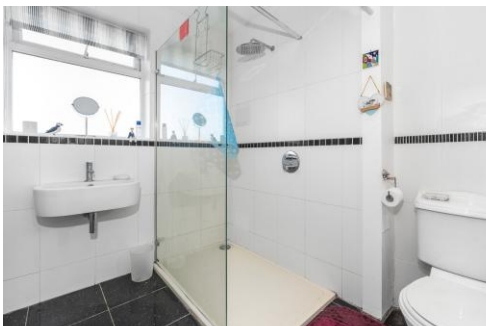
Enclosed rear garden with paved patio area. Laid to lawn with shrub and bush borders. Storage building with uPVC doors. Access to front of property via side gate.



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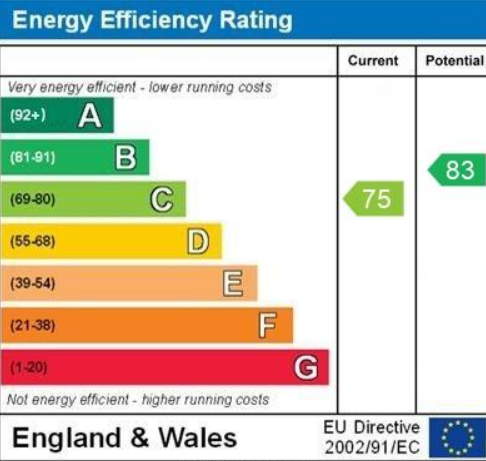
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GROUND FLOOR

1ST FLOOR



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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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