



**6 ST. GEORGES ROAD**  
**HEATH**  
**CARDIFF CF14 4AQ**

GUIDE PRICE  
**£360,000**



**MID TERRACED HOUSE**



**4**



**1**



**0**



**3**

MGY are delighted to offer for sale this 4 bedroom mid terraced house in the ever popular Heath area. The accommodation comprises porch, entrance hall, 3 reception rooms, kitchen, 3 bedrooms and a shower room on the first floor and a 4th bedroom on the second floor. Garden to rear and w.c, generous sized garage. No chain.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

10' 9" x 6' 2" (3.29m x 1.90m)

Tiled floor. Glass roof and double glazed uPVC double doors and windows to rear garden. Lights and sockets.

#### **DINING ROOM**

13' 9" x 7' 4" (4.21m x 2.26m)

Glazed door to kitchen. Tiled flooring. Stained glass panel to hallway.

#### **KITCHEN**

9' 6" x 7' 2" (2.92m x 2.20m)

Large double glazed uPVC window to side. Double glazed uPVC door to side leading to rear garden. Base and wall units with work surfaces incorporating one and a half stainless steel sink unit and mixer tap. Washing machine (included). Electric oven / grill, hob and extractor over. Pantry cupboard. Small hatch to ceiling.

#### **FIRST FLOOR**

##### **STAIRS & LANDING**

Stairs to 2nd floor. Doors to 3 bedrooms and shower room.

##### **BEDROOM ONE**

14' 6" into bay x 11' 2" into alcove (4.43m x 3.42m)

Double glazed uPVC bay window to front with stained glass panels above. Radiator. Picture rail.

##### **BEDROOM TWO**

13' 3" x 10' 10" max (4.06m x 3.32m)

Double glazed uPVC window to rear. Fitted wardrobes with hanging and shelving. Radiator. Picture rail.

##### **BEDROOM THREE**

8' 11" x 7' 5" (2.74m x 2.27m)

Double glazed uPVC window to front with stained glass panels above. Radiator. Picture rail.

#### **LOCATION**

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are on the door step. 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.

#### **PORCH**

Entered via double glazed uPVC double glazed door with stained glass panel over. Tiled floor and part tiled walls.

#### **ENTRANCE HALL**

Original wooden door with inset stained glass panel and further leaded and stained glass panels to side and over. Gas and electric meter cupboard. Stairs to first floor. Understairs storage cupboard. Radiator. Stained glass panel to dining room.

#### **LOUNGE**

14' 6" into bay x 12' 4" into alcove (4.44m x 3.76m)

Double glazed uPVC bay window to front. Skirting level radiators. Fireplace with electric fire. Coved ceiling. Wall lights. Wood block flooring.

#### **SITTING ROOM**

12' 9" x 11' 1" into alcove (3.91m x 3.40m)

Coved ceiling. Skirting level radiator. Built in cabinets. Double glazed uPVC doors to:-

#### **SUN ROOM**



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## FAMILY SHOWER ROOM

9' 5" x 7' 8" (2.88m x 2.35m)

Obscured double glazed window to rear. Walk in shower cubicle with mains shower, vanity enclosed wash hand basin with mixer tap, w.c. Airing cupboard housing "ideal" combi boiler and radiator. Tiled walls.

## 2ND FLOOR

### STAIRS & LANDING

Velux skylight. Door to:-

### BEDROOM FOUR

14' 6" x 14' 0" (4.43m x 4.29m)

2 velux skylights. Fitted wardrobes with hanging and shelving. Eaves storage. Laminate flooring.

## OUTSIDE

Front- Forecourt frontage.

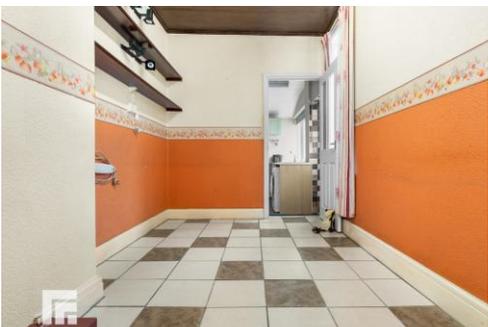
Rear- Low maintenance paved garden to rear. Double glazed uPVC door to toilet. Outside tap. Outside lighting. Door to rear lane.

Garage 7.32m x 4.52m

Power and lighting. Up and over door to front. Double glazed Door to garden.



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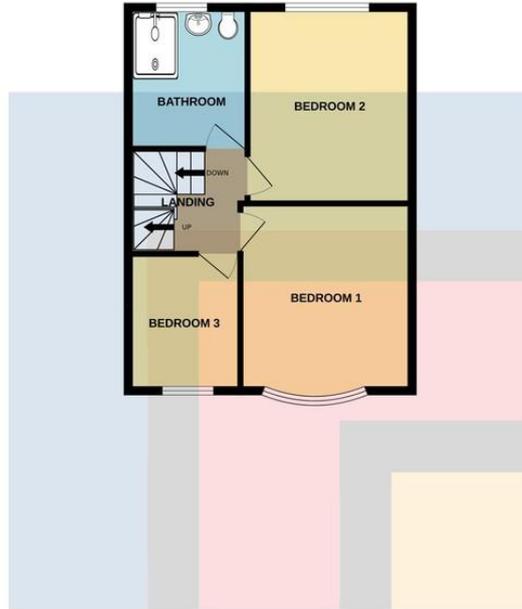


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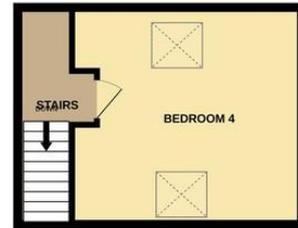
GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 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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**BIRCHGROVE** 029 2052 9026

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