



3 ST. TANWG ROAD
HEATH
CARDIFF CF14 4JY

ASKING PRICE OF
£475,000



SEMI-DETACHED HOUSE



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1



2

****TRADITIONAL SEMI DETACHED FAMILY HOME**** Desirably positioned close to all amenities at Birchgrove and Heath this property offers a spacious entrance hall, reception room, lounge/diner, three bedrooms, loft room and bathroom . The property is set on a delightful street with the rear being south facing. The property also has the benefit of off road parking for multiple cars. The property is also in close proximity to well regarded primary schools and high schools.

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.

ENTRANCE HALL

15' 2" x 6' 2" (4.626 m x 1.897 m)
Entered via uPVC door with inset obscured double glazed panels. Wooden framed window with decorative glass to front aspect. Coving. Picture rail. Doors to all rooms. Parquet flooring.

RECEPTION ROOM

11' 0" x 14' 1" (3.369 m x 4.311 m)
Coving. Picture rail. PVC bay window to front aspect. Feature fireplace. Radiator. Parquet flooring.

SITTING/DINING ROOM

20' 9" x 11' 7" (6.332m x 3.554 m)
Coving. Picture rail. Fireplace with Log burner. Radiator. Patio doors to rear garden. Carpet flooring.

KITCHEN

25' 3" x 6' 7" (7.710 m x 2.018 m)
PVC window to side aspect. PVC window to rear aspect. PVC door with obscure glass to garden access. Radiator. Coving. A range of base and wall mounted cabinets with contrasting square edge countertops. Space for white goods. Original feature dresser. Tiled splash-back. Tiled

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

flooring.

FIRST FLOOR

LANDING

7' 11" x 3' 7" (2.436 m x 1.106 m)
Picture rail. Loft hatch access to loft room. Doors all rooms. Carpet flooring.

BEDROOM 1

11' 3" x 14' 2" (3.435 m x 4.327 m)
PVC bay window to front aspect. Picture rail. Radiator. Carpet flooring.

BEDROOM 2

14' 2" x 10' 3" (4.338m x 3.134 m)
Picture rail. PVC window to rear aspect. Radiator. Two built-in wardrobes. Oak style laminate flooring.

BEDROOM 3

8' 7" x 7' 1" (2.626m x 2.181 m)
Picture rail. PVC window front aspect. Radiator. Carpet flooring.

BATHROOM

9' 3" x 7' 0" (2.837 m x 2.152 m)
Part tiled walls. Two PVC windows with obscure glass to side aspect. WC. Wash hand basin. Bath unit. Built in storage cupboard housing boiler. Radiator. Tiled flooring.

LOFT ROOM

13' 4" x 10' 9" (4.066 m x 3.302 m)
Two Velux windows. Electric heater. Storage in the eaves. Carpet flooring.

OUTSIDE

Front - Lawn area. Brick wall to boundary. Mature shrubs and bushes. Patio sitting area. Paved driveway for multiple cars.



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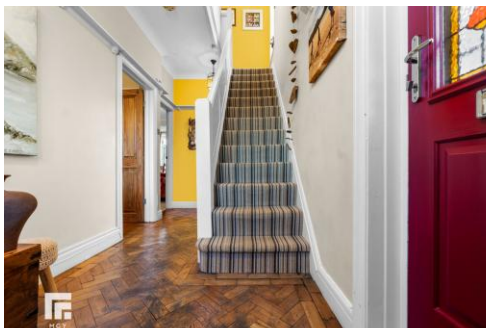
Rear - South facing garden. Lawn area. Patio sitting area.
Garage with side access. Fence to boundary. Rear patio
sitting area.

GARAGE

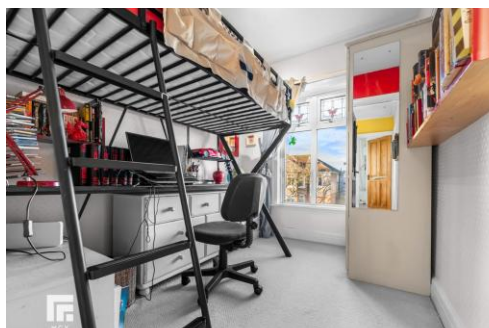
Providing great storage space and fitted with electricity.



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BIRCHGROVE 029 2052 9026

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



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