



41 KING GEORGE V DRIVE
WEST
HEATH
CARDIFF CF14 4EE

ASKING PRICE OF
£650,000



SEMI-DETACHED HOUSE



5



2



3



1

**** SOLD WITH NO ONWARD CHAIN**** This five bedroom family home is situated in the Heath area of Cardiff overlooking Heath Park. The property briefly comprises of hallway, lounge, kitchen/dining room/family room, Utility room and wc to ground floor. First floor four bedrooms and family bathroom and on the second floor is master bedroom with ensuite. Gardens to front and rear with garage.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1777 SQ FT

VIEWING: 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 throw's 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.

ENTRANCE HALLWAY

Entered via wooden door to side. Double glazed uPVC window to front overlooking Heath Park. Stairs to first floor. Thermostat. Understairs storage cupboard.

LOUNGE

12' 11" x 12' 9" into alcove (3.95m x 3.89m)
Large double glazed uPVC window overlooking Heath Park Fields. Original wood block flooring. Radiator.

KITCHEN/DINER/FAMILY ROOM

22' 11" x 22' 6" (7.00m x 6.86m)
Double glazed uPVC doors and window overlooking rear garden. Four velux skylights. Wood flooring. Base and wall units with wooden work surfaces and tiled splash backs incorporating ceramic sink unit and mixer tap. Stoves range cooker included. Space for fridge / freezer. Two radiators. Door to garage, utility and w.c.

UTILITY ROOM

4' 8" x 6' 2" (1.44m x 1.88m)
Tiled floor. Base unit with stainless steel sink unit with mixer tap. Miele washing machine and fridge. Baxi combi boiler.

WC

Tiled floor. Part tiled walls. W.c, vanity enclosed wash hand basin with mixer tap.

FIRST FLOOR

Stairs and Landing. Doors to four bedrooms and bathroom. Stairs to second floor.

BEDROOM FOUR

12' 11" x 11' 1" (3.95m x 3.39m)
Large double glazed uPVC window overlooking Heath Park. Radiator.

BEDROOM THREE

12' 8" x 12' 8" (3.88m x 3.87m)
Double glazed uPVC window overlooking rear garden. Radiator.

BEDROOM FIVE

7' 10" x 7' 8" (2.41m x 2.34m)
Double glazed uPVC window overlooking Heath Park. Radiator.

BATHROOM

16' 2" x 6' 8" (4.93m x 2.04m)
A large family bathroom with Jack and Jill access to bedroom. Two obscured double glazed windows to rear. Free standing bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap and



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cupboards below, w.c, walk in tiled shower cubicle. Chrome heated towel rail. Shaver point. Extractor fan.

BEDROOM TWO

15' 6" x 8' 11" (4.74m x 2.74m)

Double glazed uPVC window overlooking Heath Park. Radiator. Doors to bathroom and landing.

SECOND FLOOR

Stairs and Landing

Eaves storage. Door to:-

MASTER BEDROOM

15' 4" x 12' 3" (4.69m x 3.74m)

Large double glazed uPVC window to rear. Velux skylight. Generous eaves storage cupboard. Radiator. Door to:-

ENSUITE

6' 10" x 5' 2" (2.09m x 1.58m)

Velux skylight. Tiled flooring. Tiled shower cubicle with mains shower, w.c, vanity enclosed wash hand basin with mixer tap and storage below. Chrome heated towel rail.

OUTSIDE

Rear Garden

Outside Power and lighting, outside Tap/ hose. Side gate to front. Mostly laid to lawn. Part paved.

Front Garden

Part lawned and with tarmac driveway with room for two vehicles. Path to side with gated access to rear garden.

GARAGE

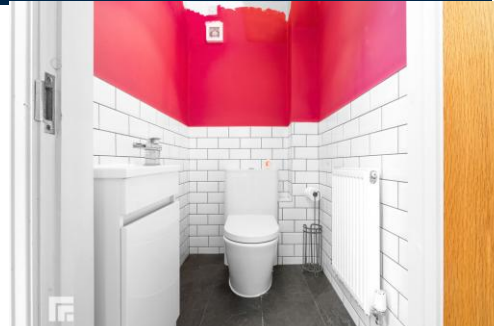
Garage

4.76 x 2.82

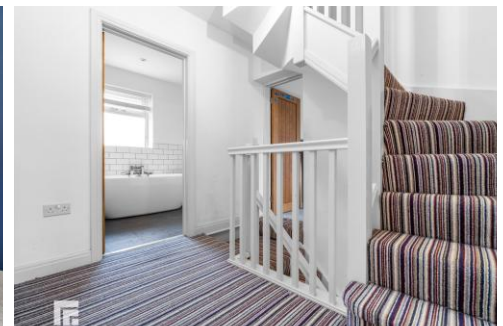
Electric roll up and over door. Power and lighting.



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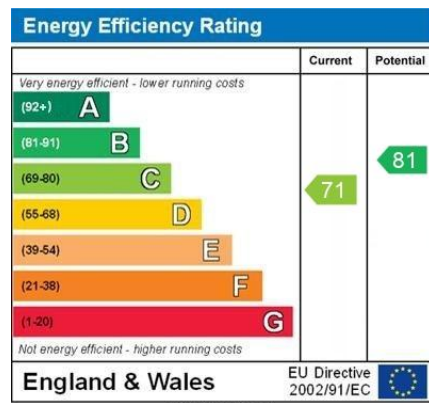
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TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.

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

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



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