

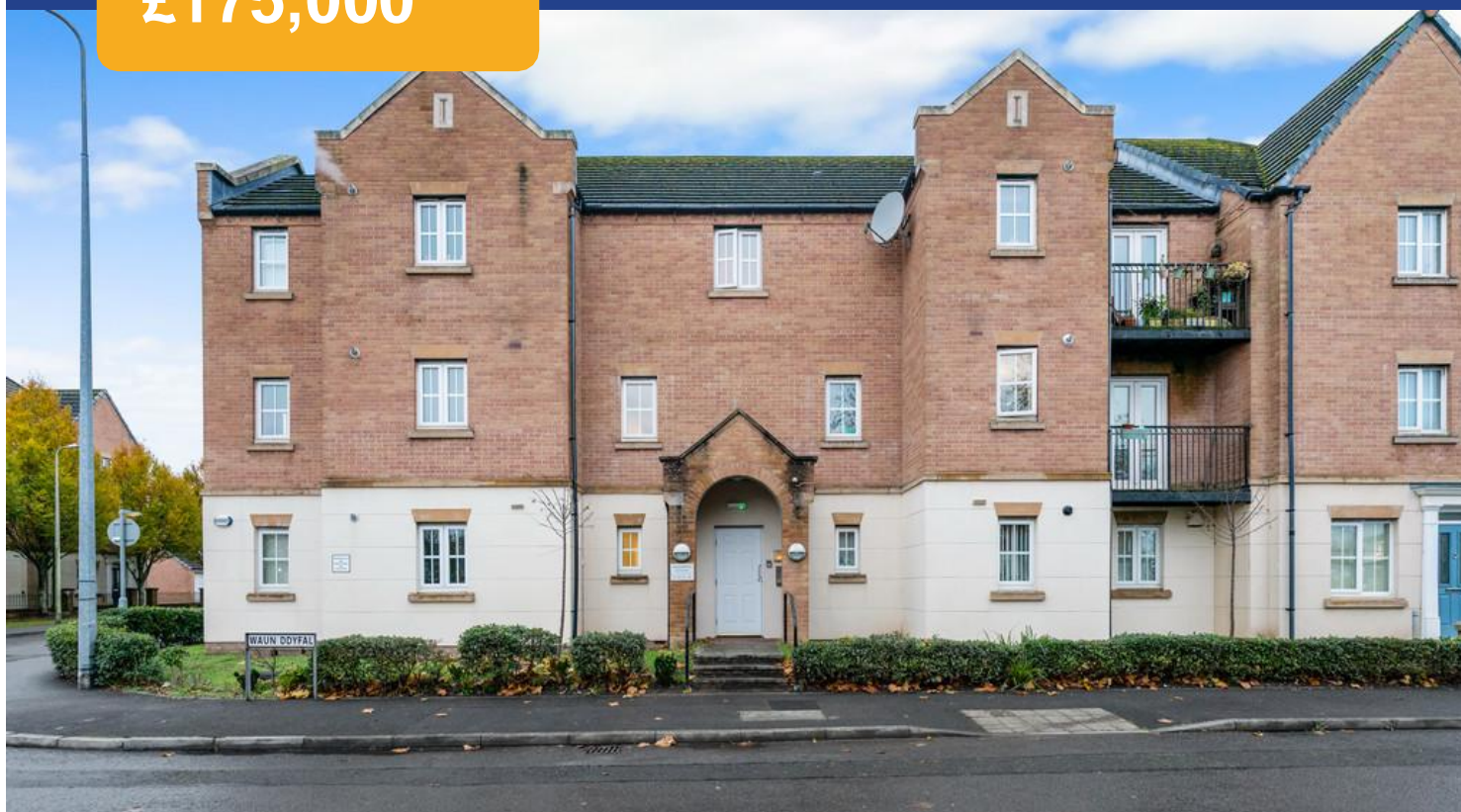
# 1 Waun Ddyfal, Heath, Cardiff, CF14 4PT



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£175,000**



Ground Floor Flat

2

1

1

1

# Property Description

Rare to the market - This very well presented two bedroom ground floor flat is a MUST SEE. Offering ample space with an open plan lounge/kitchen area with feature bay windows. Two double bedrooms, both with built in wardrobes and bathroom. Communal gardens can be found surrounding the building with allocated parking via the car park. To Be Sold With No Onward Chain.

**Tenure Leasehold**

**Council Tax Band D**

**Floor Area Approx 581 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Located in the sought after area of Heath / Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public house, hairdressers, schools and more. Regular bus and train services are also close to hand with great road links leading around the city.

## HALLWAY

Enter into hallway with smooth walls and ceiling with a central light pendant finished with carpeted flooring. Doors leading to all rooms. Built in double storage cupboard. Upvc double glazed window to side.

## LOUNGE/KITCHEN

20' 5" x 17' 0" (6.24m x 5.19m)

Smooth walls and ceiling with three central light pendants finished with a combination of carpeted and tiled flooring. Upvc double glazed bay window to front plus Upvc double glazed windows to front and rear. Fitted with a range of base and eye level units with laminate worktops over. Built in oven, five ring gas hob and cooker hood over. Space for washing machine and free standing fridge/freezer. Inset stainless steel sink unit plus drainer. Combi boiler wall mounted to external wall. Space for lounge furniture and dining table and chairs.

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## BEDROOM ONE

10' 4" x 9' 6" (3.17m x 2.92m)

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Built in double wardrobes. Upvc double glazed window to front.

## BEDROOM TWO

9' 4" x 8' 7" (2.87m x 2.63m)

Smooth walls and ceiling with a central light pendant finished with carpeted flooring. Upvc double glazed French door leading to communal gardens. Built in double wardrobes.

## BATHROOM

Fitted with a traditional three piece suite comprising bath with shower over, WC and wash hand basin. Tiled walls and flooring with a central light pendant.

## OUTSIDE

Communal gardens can be found surrounding the building with allocated parking via the car park the side.

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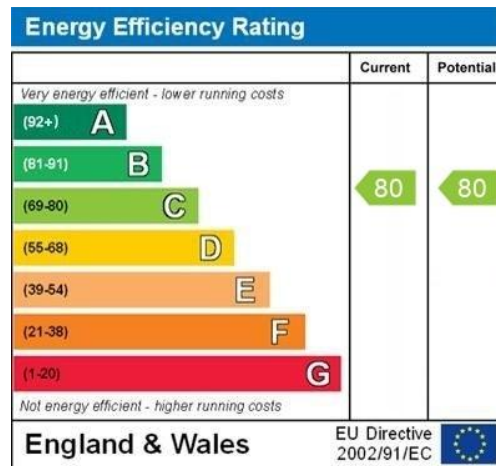
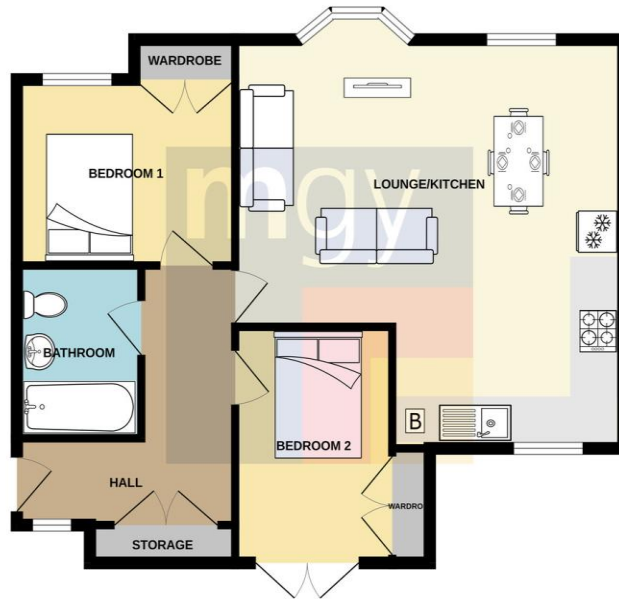


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GROUND FLOOR



**Birchgrove** 029 2052 9026

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



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