

118 Ton-yr-ywen Avenue

Heath | Cardiff | CF14 4PD

Mid Terraced House | Guide Price £280,000



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PROPERTY DESCRIPTION

MGY are delighted to offer for sale this exceptional 3 bedroom mid terraced property in the sought after Heath area, less than a mile from the University Hospital Wales and within close proximity to shops and amenities. The accommodation comprises porch, entrance hall, lounge, modern kitchen/ diner, 3 good size bedrooms and a modern bathroom. Driveway, good size rear garden. NO CHAIN!

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.) 893 sq.ft**
- **Viewing Arrangements**
Strictly by Appointment

PORCH

Obscured double glazed porch with sliding door. Tiled floor.

ENTRANCE HALL

Engineered wood flooring. Radiator. Gas meter cupboard. Stairs to first floor.

LOUNGE

14' 1" x 15' 1" (4.31m x 4.60m)
Double glazed uPVC window to front. Laminate flooring. Contemporary radiator. "Hive" thermostat.

KITCHEN / DINER

19' 7" x 10' 5" (5.97m x 3.18m)
Double glazed uPVC window to rear. Double glazed uPVC French doors to rear garden. Engineered wood flooring. Base and wall units with wooden work surfaces incorporating one and a half sink unit with mixer taps built in washing machine and dishwasher. Built in oven, hob and extractor. Space for American style fridge / freezer.

FIRST FLOOR

STAIRS & LANDING

Access to loft space. Airing cupboard housing gas combi boiler.

BEDROOM ONE

13' 4" max x 12' 11" (4.07m x 3.95m) Double glazed uPVC window to front. Fitted wardrobe. Radiator.

BEDROOM TWO

13' 3" max x 10' 10" max into recess (4.06m x 3.32m) Double glazed uPVC window overlooking rear garden. Radiator. Recess with storage above.

BEDROOM THREE

9' 4" x 7' 3" (2.86m x 2.22m)
Double glazed uPVC window to front. Radiator.

BATHROOM

5' 10" x 5' 8" (1.79m x 1.74m)
Obscured double glazed window to rear. Tiled walls and floor. P bath with mixer tap and with mains shower over, vanity enclosed wash hand basin with

mixer tap and with storage below, w.c. Chrome heated towel rail.

OUTSIDE

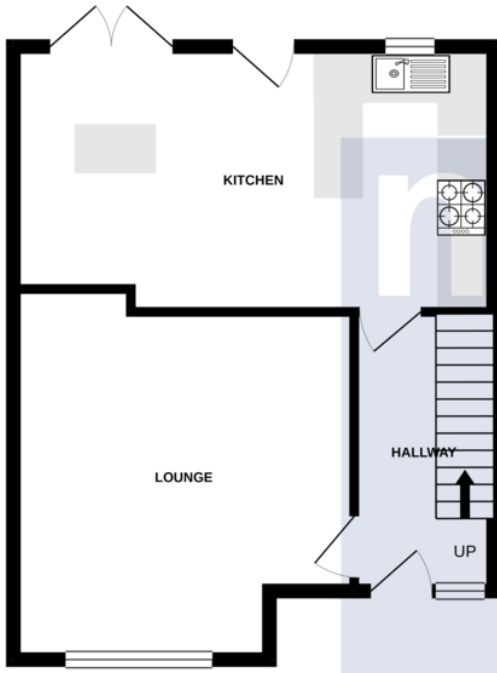
FRONT- Driveway. Hedges and shrubs.

REAR- A great size enclosed and private garden mostly laid to lawn and with decked area, partly covered. Outbuilding.

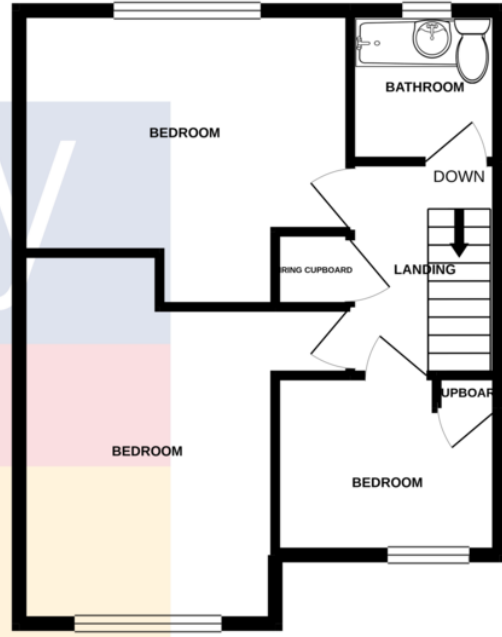


FLOORPLANS

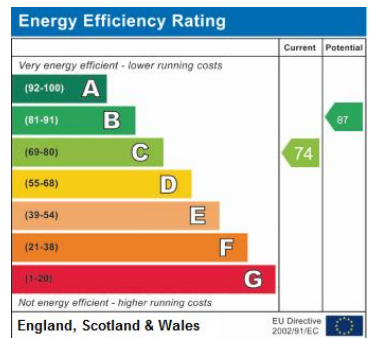
GROUND FLOOR



1ST FLOOR



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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