

11 St. Brigid Road

Heath | Cardiff | CF14 4LB

Semi-Detached House | Asking Price Of £499,950



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PROPERTY DESCRIPTION

****CORNER PLOT**** A traditional bay fronted semi detached property in the sought after area of Heath situated close to all local amenities. The well presented accommodation comprises of entrance hall, sitting room, dining room, well appointed kitchen, utility room, cloakroom, master bedroom with dressing room and en-suite plus an additional three further bedrooms and family bathroom. The property has double glazed windows and gas central heating and is set in delightful gardens to the front, side and rear. ****VIEWING HIGHLY RECOMMENDED****

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

LOCATION Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are within walking distance. 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 Entered via wooden door with decorative leaded panel. Further decorative leaded panels to side and above. Coved ceiling. Woodblock flooring. Turned staircase to first floor with understairs storage cupboard. Door into;

SITTING ROOM 13' 11" into alcove x 13' 7" (4.26m x 4.15m) uPVC double glazed bay window to front aspect with leaded fanlights above. Coved ceiling. Feature fireplace with slate hearth and wooden mantle. Central heating radiator.

DINING ROOM 12' 8" into alcove x 11' 0" (3.88m x 3.37m) Woodblock flooring. Coved ceiling and central heating radiator. Archway to;

LOUNGE 9' 10" x 8' 6" (3.01m x 2.61m) uPVC double glazed patio doors to rear garden with double glazed panels to either side. Wired for two wall lights. Coved ceiling and central heating radiator.

KITCHEN 15' 7" x 9' 3" max (4.77m x 2.83m) A well appointed kitchen with

uPVC double glazed window to side and double glazed door to rear garden. Range of fitted bespoke light oak base and wall units with under unit lighting and Granite work surfaces. Tiled splashbacks and ceramic tiled floor. Inset one and a half stainless steel sink unit with mixer tap and built in induction hob with extractor fan above and built in double oven. Integrated fridge freezer and dish washer. Space for small table and chairs.

Two central heating radiators. Archway to storage area with double glazed window to side, built in oak wine rack with Granite worktop. Door into;

UTILITY ROOM uPVC obscure double glazed window to rear. Tiled walls and ceramic tiled floor. Plumbing for automatic washing machine. Wall mounted Worcester gas central heating boiler. Door into;

CLOAKROOM uPVC obscure double glazed window to rear. Ceramic tiled floor. Wooden vanity unit with inset wash hand basin and mixer tap with tiled splashback. Low level WC.

FIRST FLOOR Landing area with uPVC obscure decorative glazed window to side. Textured and coved ceiling. Access to loft space.

BEDROOM ONE 12' 4" x 9' 4" (3.76m x 2.87m) to w'robes. Master bedroom with range of fitted wardrobes with hanging, storage and shelving.

Airing cupboard housing lagged hot water tank. Built in dressing table. Wired for two wall lights. Coved ceiling. Open to;

DRESSING AREA uPVC double glazed patio doors to rear with glazed panels and fanlights leading to Juliette balcony. Sharp's fitted wardrobes. Wooden shutters. Downlighters to ceiling. Central heating radiator. Door to;

EN-SUITE uPVC double glazed window to rear. Porcelain tiled flooring and part tiled walls. Three piece suite comprising walk in shower cubicle with mosaic tiled walls, rainfall shower, concertina doors and extractor fan. Vanity unit with inset wash hand basin and mosaic tiled splashback. Close fit WC. Central heating radiator/towel rail.

BEDROOM TWO 13' 7" x 9' 9" into bay (4.15m x 2.98m) Aluminium double glazed bay window to front aspect with leaded fanlights. Coved ceiling. Wired for two wall lights. Sharp's fitted wardrobes with hanging, storage and shelving. Dressing table unit. Central heating radiator.

BEDROOM THREE 8' 11" x 8' 9" (2.72m x 2.67m) uPVC double glazed window to rear with leaded fanlights. Textured and coved ceiling. Laminate wooden flooring. Built in Sharp's bedroom furniture incorporating single wardrobe and overhead storage cupboards plus three drawer fitted unit. Central heating radiator.

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BEDROOM FOUR 7' 8" x 8' 6" into door recess (2.34m x 2.60m) Aluminium double glazed window to front with leaded fanlight. Sharpe's fitted bedroom furniture incorporating overhead storage cupboards and dressing table. Drawer unit and central heating radiator.

BATHROOM uPVC obscure double glazed window to sides. Porcelanosa tiled walls and flooring. Fitted bathroom furniture

with storage cupboards incorporating wash hand basin and wall hung WC. Walk in tiled corner shower unit with extractor fan. Wall hung heated towel rail/radiator.

OUTSIDE The property is set on a good size corner plot with side garden having wrought iron gates also giving access to the front garden. The rear garden has mature shrub/flower beds and paved patio area. Barked play area. Outside security lights and power sockets. Brick built

barbecue area and brick built archway with creeper and lockable wrought iron gate leading to driveway.

GARAGE Detached single garage accessed via electric up and over door. Fitted EV charger. Power. Window to side and pedestrian door to rear garden. Accessed via double wooden gates, paved patio area.



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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