



**66 TON-YR-YWEN AVENUE**  
**HEATH**  
**CARDIFF CF14 4PB**

ASKING PRICE  
**£375,000**



**END TERRACED HOUSE**



**4**



**2**



**3**



**2**

MGY are very pleased to offer for sale this spacious end terraced property in a much sought after location. The accommodation comprises entrance hall, lounge, kitchen, dining room, utility room and a downstairs w.c to the ground floor. On the first floor there are 3 bedrooms and family bathroom and there is an impressive master bedroom with ensuite on the second floor. Early viewing advised to avoid disappointment.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,291 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 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 uPVC door. uPVC window to side. Radiator. Stairs to first floor. Laminate flooring.

#### LOUNGE

13' 9" x 12' 5" (4.20m x 3.80m)

UPVC window to the front. Radiator. Laminate flooring.

#### KITCHEN

10' 2" x 9' 2" (3.10m x 2.80m)

A modern kitchen replaced in 2015. Double glazed uPVC window to side. Modern fitted kitchen with work surfaces incorporating stainless steel sink unit with mixer tap. Smeg oven and gas hob with extractor hood over. Integrated Smeg dishwasher. Space for fridge. Laminate flooring. Doors to the utility room / w.c and dining room.

#### DINING ROOM

10' 2" x 9' 6" (3.10m x 2.90m)

UPVC French doors to rear garden. Laminate flooring. Radiator.

#### UTILITY ROOM

Double glazed uPVC windows to side and rear. Wall mounted Baxi boiler. Space for fridge/ freezer. Plumbing and space for washing machine and tumble dryer. Laminate flooring. Radiator.

#### W.C

W.c and wash hand basin with hot and cold taps. Laminate flooring.

#### FIRST FLOOR

##### STAIRS & LANDING

Double glazed uPVC window to side. Doors to 3 bedrooms and bathroom. Stairs to master bedroom.

##### BEDROOM 2

13' 5" x 9' 6" (4.10m x 2.90m)

An excellent sized double bedroom with uPVC window overlooking the rear gardens. Radiator. Fitted wardrobe.

##### BEDROOM 3

10' 5" x 8' 2" (3.20m x 2.50m)

uPVC double glazed window to front. Radiator, fitted carpet. Recessed storage.

##### BEDROOM 4

8' 10" x 7' 2" (2.70m x 2.20m)

An ideal home office or single bedroom. uPVC window to front. Radiator.

#### BATHROOM

Modern bathroom, replaced in 2015. Obscured double glazed uPVC window to rear. P shaped bath with shower over and screen, vanity enclosed wash hand basin, w.c. Chrome heated towel rail. Part tiled walls.

#### SECOND FLOOR

Stairs & Landing



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## MASTER BEDROOM

17' 0" x 12' 1" (5.20m x 3.70m)

A fantastic spacious master bedroom with double glazed uPVC double glazed window overlooking rear garden. Velux window. Radiator. Laminate flooring. Eaves storage. Door to:-

## ENSUITE

UPVC window to rear. Fully tiled. Chrome glazed walk in shower with electric shower, rainforest head and directional water jets, wc and wall mounted wash hand basin with chrome taps. Chrome heated towel rail. High gloss black laminate floor. Extractor fan.

## OUTSIDE

Front Garden- Enclosed front garden with low level brick wall and fencing. Laid to lawn with planted borders, pathway to side access, wrought iron gate. Pathway to UPVC front door.

Rear Garden- Fully enclosed rear garden, mostly lawned, bordered by fencing and a wall. Patio area. Central pathway to a second patio area at the end of the garden. Outhouses. Space for shed (negotiable).





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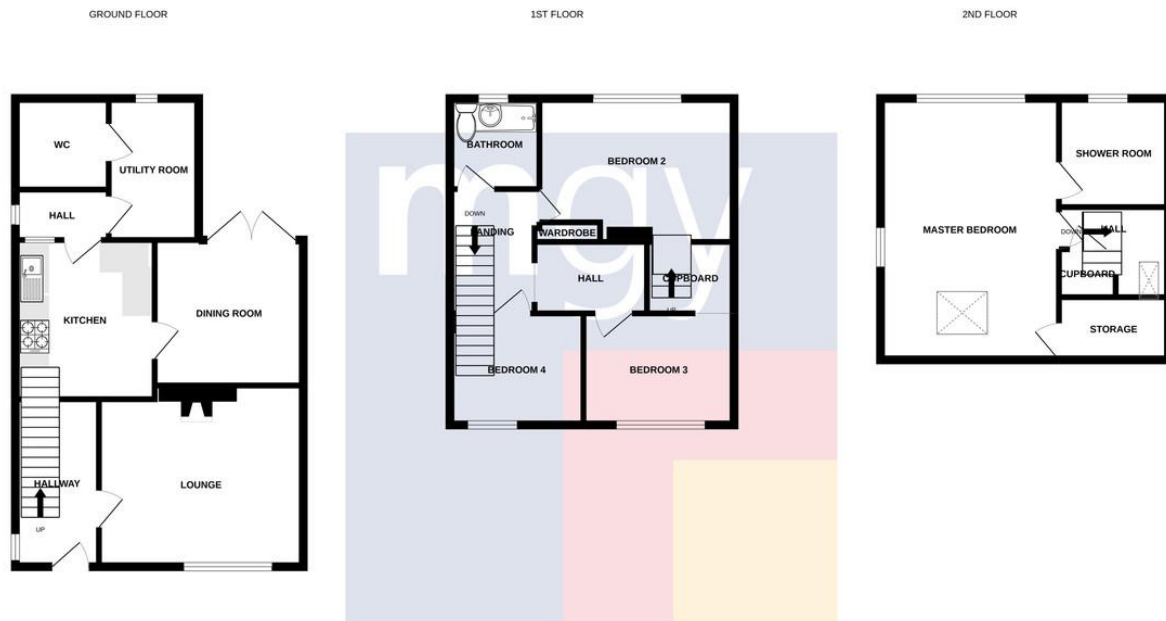


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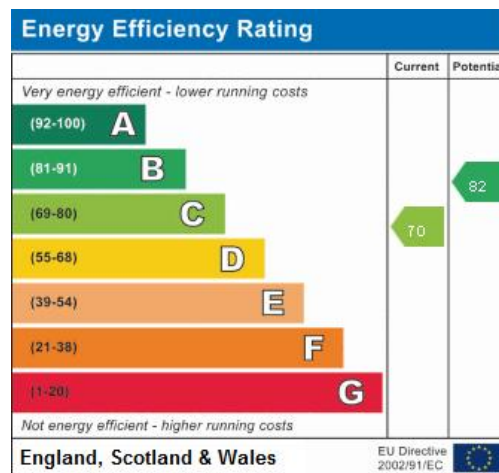
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66 TON-YR-YWEN AVENUE CARDIFF

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