

104 St. Anthony Road

Heath | Cardiff | CF14 4DJ

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



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# PROPERTY DESCRIPTION

MGY are delighted to offer for sale this outstanding four bedroom semi detached property in the Heath area with views over Heath Park. The property briefly comprises of hallway, downstairs cloakroom, lounge, dining room, kitchen/breakfast room, three bedrooms and bathroom to first floor and master bedroom with Juliette balcony (with views over Heath Park) and ensuite to second floor. A generous corner plot and separate access to garage and car port. Potential for development (subject to planning permission). Gas central heating and double glazed throughout.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1,313 sq ft
- **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 a stone throw 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 upvc double glazed door with obscure glazed panel. Further obscure glazed panels to side and over. Coved ceiling. Wood block flooring. Stairs rising to first floor. Central heating radiator. Door to : -

## DOWNSTAIRS CLOAKROOM

Wood block flooring. Two piece suite comprising of low level wc and wall hung wash hand basin with tiled splash backs. Towel rail. Extractor fan.

## LOUNGE

16' 6" into bay x 12' 3" into alcove (5.03m x 3.75m) Upvc double glazed bay window to front. Wood block flooring. Coved ceiling. Picture rail. Wired for wall lights. Bath stone fireplace with stone hearth housing wood burner stove. Central heating radiator.

## DINING ROOM

11' 10" x 11' 2" into alcove (3.63m x 3.41m) Bi folding doors to rear garden. Coved ceiling. Picture rail. Wood block flooring. Bath stone fireplace with stone hearth. Central heating radiator.

## KITCHEN/BREAKFAST ROOM

19' 4" x 7' 0" incorporating base unit (5.90m x 2.15m) Upvc double glazed window to side and rear. Further upvc obscure double glazed window to side. Coved ceiling with downlighters. Ceramic tiled flooring. Range of fitted wooden base and wall units with worksurface and tiled splash backs. Gas cooker. Recess for tumble dryer. Plumbing for washing machine and slim line dishwasher. Room for fridge/freezer. Wall

mounted gas central heating radiator. Breakfast bar. Central heating radiator.

## FIRST FLOOR

Upvc obscure double glazed window to side. Coved ceiling. Turned staircase to second floor.

## BEDROOM TWO

14' 8" x 11' 5" into alcove (4.48m x 3.48m) Upvc double glazed bay window to front. Coved ceiling. Central heating radiator.

## BEDROOM THREE

13' 3" x 10' 10" into alcove (4.05m x 3.32m) Upvc double glazed window to rear. Coved ceiling. Central heating radiator.

## BEDROOM FOUR

8' 2" x 6' 11" (2.49m x 2.12m) Upvc double glazed window to front. Central heating radiator.

## BATHROOM

Upvc obscure double glazed window to side. Part tiled walls. Downlighters to ceiling. Four piece suite comprising of low level wc,

pedestal wash hand basin, panelled bath and walk in shower cubicle. Central heating radiator.

## SECOND FLOOR

Upvc glazed panel to side. Storage space. Door to :-

## BEDROOM ONE

17' 10" x 11' 0" (5.44m x 3.36m)

Upvc double glazed doors to rear opening to Juliette balcony with views over Heath park. Two velux windows to ceiling. Under eaves storage space. Central heating radiator. Door to :

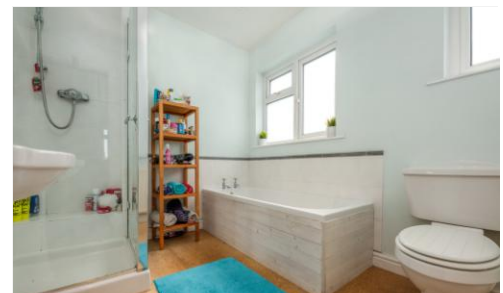
## ENSUITE

Ceramic tiled walls and flooring. Down lighters and extractor fan to ceiling. Three piece suite comprising of low level wc, pedestal wash hand basin and corner walk in shower cubicle. Heated chrome towel rail.

## OUTSIDE

REAR GARDEN - Enclosed generous size corner plot laid predominately to lawn with shrub and flower borders. Decked area to rear. Raised vegetable planters. Part insulated summer house/office with power. Wrought iron gate to side leading to front garden. Garden shed. Wooden gate to rear leading to car port and detached garage which is accessed via up and over door and has power and lighting.

FRONT GARDEN - Accessed via wrought iron gate. Pyracantha hedging. Paved areas. Access to rear garden via wrought iron gate. Well stocked borders with mature flowers and shrubs to include azalea and palm tree





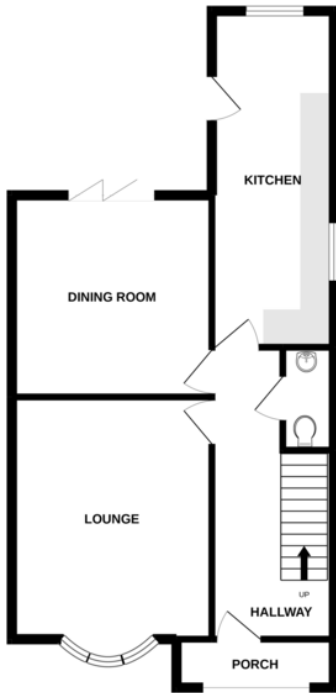
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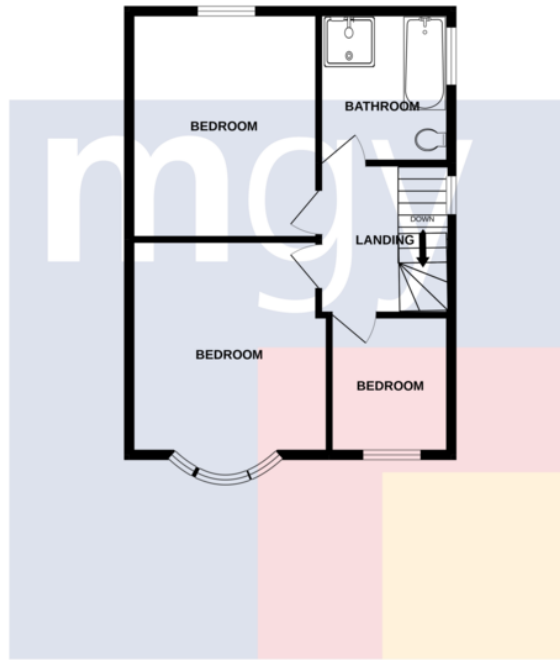


# FLOORPLANS

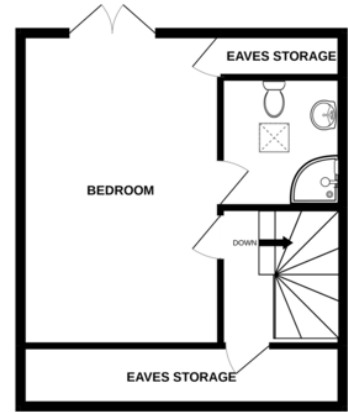
GROUND FLOOR



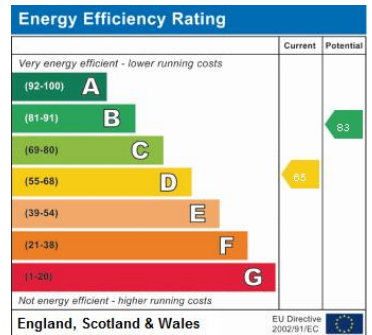
1ST FLOOR



2ND FLOOR



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029 2052 9026  
114 Caerphilly Road, Cardiff CF14 4QG

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