

10 St Agatha Road,

Heath, , CF14 4EB



Estate Agents and  
Chartered Surveyors

£435,000



Semi-Detached House

3

1

2

2

# Property Description

MGY are delighted to offer for sale this three bedroom semi detached property in the Heath area of Cardiff. The property briefly comprises of entrance porch, hallway, lounge, dining room, kitchen/breakfast room, utility room, wet room, conservatory, three bedrooms and bathroom. Off road parking and enclosed rear garden with garage. Viewing highly recommended !

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,227 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE PORCH

Entered via upvc double doors to:

## ENTRANCE HALLWAY

Entered via wooden door with decorated leaded panel. Further obscure glazed panels to side and over. Two original decorative leaded windows to side. Coved ceiling. Dado rail. Central heating radiator. Stairs rising to first floor with understairs storage cupboard housing gas and electric meters. Door to :-

## LOUNGE

14' 2" x 12' 5" (4.33m x 3.79m)

Upvc double glazed window to front. Textured and coved ceiling. Adams style fire surround with marble inset and hearth housing living flame gas fire. Wired for two wall lights. Central heating radiator.

## DINING ROOM

15' 2" x 10' 11" (4.64m x 3.35m)

Upvc double glazed bay window to rear. Coved ceiling. Dado rail. Block wood flooring. Central heating radiator.

## KITCHEN/BREAKFASTROOM

16' 10" x 7' 4" (5.15m x 2.26m)

Upvc double glazed window to side. Upvc double

glazed patio doors leading to conservatory. Range of fitted cream high gloss kitchen base and wall units with worksurface and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in double oven. Inset gas hob with stainless steel splashback and extractor fan. Plumbing for dishwasher. Recess for fridge freezer. Built in table/breakfast bar. Cloak hanging. Central heating radiator. Opening to :-

## UTILITY ROOM

Upvc obscure double glazed window to side. Velux window and down lighters to ceiling. Fitted base and wall units with inset one and a half ceramic sink unit with tiled splash back. Plumbing for automatic washing machine. Recess for tumble dryer. Cloak hanging. Shelving. Wall mounted Worcester combi gas central heating boiler. Door to :-

## WET ROOM

Upvc double glazed window to rear. Fully tiled walk in shower, pedestal wash hand basin and low level wc. Dual fuel towel rail. Laundry cupboard.

## CONSERVATORY

Fully upvc double glazed. Patio doors opening to rear garden with further windows to side. Smart glass roof. Ceramic tiled floor. Central heating

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radiator.

## FIRST FLOOR

LANDING AREA - Upvc obscure decorative window to side. Textured and covered ceiling. Dado rail. Access to loft space. Doors to :

## BEDROOM ONE

14' 6" x 8' 11" to wardrobe front (4.44m x 2.74m)  
Upvc double glazed window to front. Textured and covered ceiling. Range of fitted mirror fronted wardrobes with hanging and shelving. Central heating radiator.

## BEDROOM TWO

13' 7" x 10' 9" into recess (4.16m x 3.29m)  
Upvc double glazed smart glass window to rear. Coved ceiling. Range of fitted wardrobes with hanging and storage. Pedestal wash hand basin with tiled splash back and wall mounted mirror over. Central heating radiator.

## BEDROOM THREE

9' 3" x 7' 6" (2.82m x 2.30m)  
Upvc double glazed window to front. Textured and covered ceiling. Central heating radiator.

## BATHROOM

Upvc obscure double glazed window to rear. Down lighters to ceiling. Ceramic tiled walls. Four piece suite comprising of panelled bath with shower attachment to mixer tap, pedestal wash hand basin, walk in corner shower cubicle and low level wc. Wall mounted mirror with lighting. Dual fuel heated radiator.

## OUTSIDE

REAR GARDEN - Enclosed garden. Access to driveway via wooden gate. Paved areas. Brick built raised flower beds. Mature shrub and flower borders. Outside tap.

GARAGE - Accessed via up and over door. Window to side. Personal door to rear garden. Shelving. Power and lighting.

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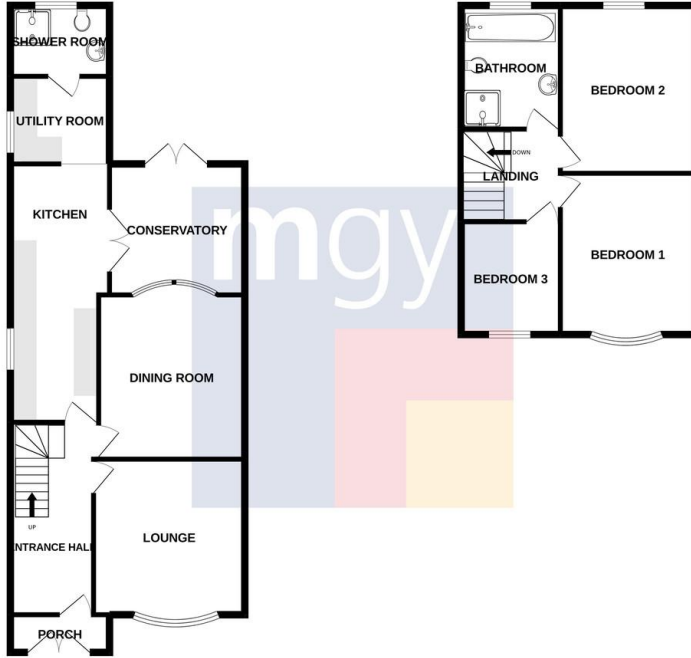
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GROUND FLOOR

1ST FLOOR



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