

86 King George V Drive,

Heath, Cardiff, CF14 4EG



Estate Agents and
Chartered Surveyors

Asking Price Of

£510,000



Semi Detached House

3

1

3

2

Property Description

MGY are delighted to offer for sale the recently refurbished to a high standard three bedroom semi detached property in the sought after area of Heath over looking Heath Park. The property briefly comprises of hallway, lounge, wc, open plan kitchen/diner, three bedrooms, bathroom and wc. Outside there is off road parking to the front and an enclosed rear garden. Viewing highly recommended.

Tenure Freehold

Council Tax Band F

Floor Area Approx 968 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's 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.

HALLWAY

Entered via upvc double glazed door with obscure glazed panels. Upvc double glazed window to side. Wood effect luxury vinyl tile flooring. Central heating radiator. Stairs rising to first floor.

CLOAKROOM

Under stairs. Two piece suite comprising of low level wc and wash hand basin with vanity unit below. Spotlight to ceiling.

KITCHEN/DINING AREA

12' 0" x 26' 9" (3.67m x 8.16m)
Upvc double glazed windows to front and rear. Luxury vinyl tile wood effect flooring. White high gloss base and wall cupboards with Minerva high

quality work surface. Island with induction hob. Two stainless steel sink units with professional mixer tap with drainer. Blue tooth speaker system built into ceiling. Integrated dishwasher and washing machine with dryer. Built in microwave, steam and fan assisted oven and coffee machine with bean grinder. Vertical white radiator. Led mood lighting under kitchen cupboards and island. Space for table and chairs. Open to :-

CONTINUATION OF KITCHEN

8' 9" x 9' 4" (2.67m x 2.85m)
Double glazed sliding patio doors. Velux window to ceiling. Integrated under counter fridge and freezer and integrated tall fridge freezer. Shelving to wall.

LOUNGE

Upvc double glazed window to front. Wood block flooring. Smooth walls and ceiling. Radiator. Tv point.

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FIRST FLOOR

Landing

Upvc double glazed obscure window to side.

BEDROOM ONE

12' 0" x 13' 7" (3.67m x 4.15m)

Upvc double glazed window to front overlooking Heath park. Fitted bedroom furniture with hanging, storage and drawers. Shelving. Central heating radiator.

BEDROOM TWO

11' 2" x 12' 0" (3.42m x 3.68m)

Bedroom one 3.42 x 3.68 inc wc

Upvc double glazed window to front over looking Heath park. Custom made storage with hanging and drawers and custom made floating bed side cabinets. Open to :-

WC

Luxury vinyl tile wood effect flooring. Two piece suite comprising of low level wc with concealed tank and wash hand basin with storage below and mirror over.

BEDROOM THREE

9' 1" x 6' 11" (2.77m x 2.12m)

Upvc double glazed window to rear. Access to loft space. Wall mounted combi gas central heating boiler.

BATHROOM

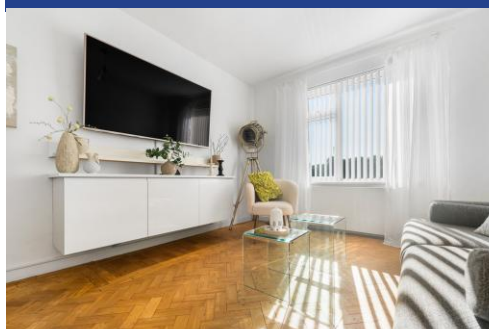
Upvc double glazed obscure window to side Luxury vinyl tile wood effect flooring. Part tiled walls. Three piece suite comprising of panelled bath with rain shower over and shower attachment with glass shower screen, wash hand basin and low level wc with concealed tank. Spotlights to ceiling. Granite heated towel rail.

OUTSIDE

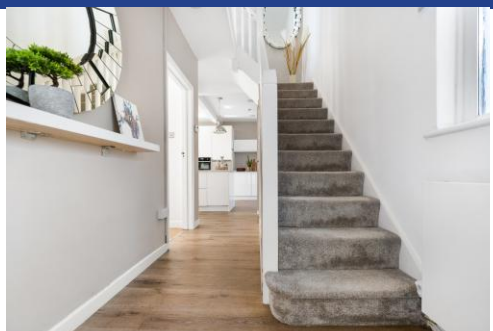
Rear garden - Laid mainly to lawn. Patio area. Garage with power and lighting. Outside security light. Brick wall and partially fenced.

Front garden - Plenty of room for parking.

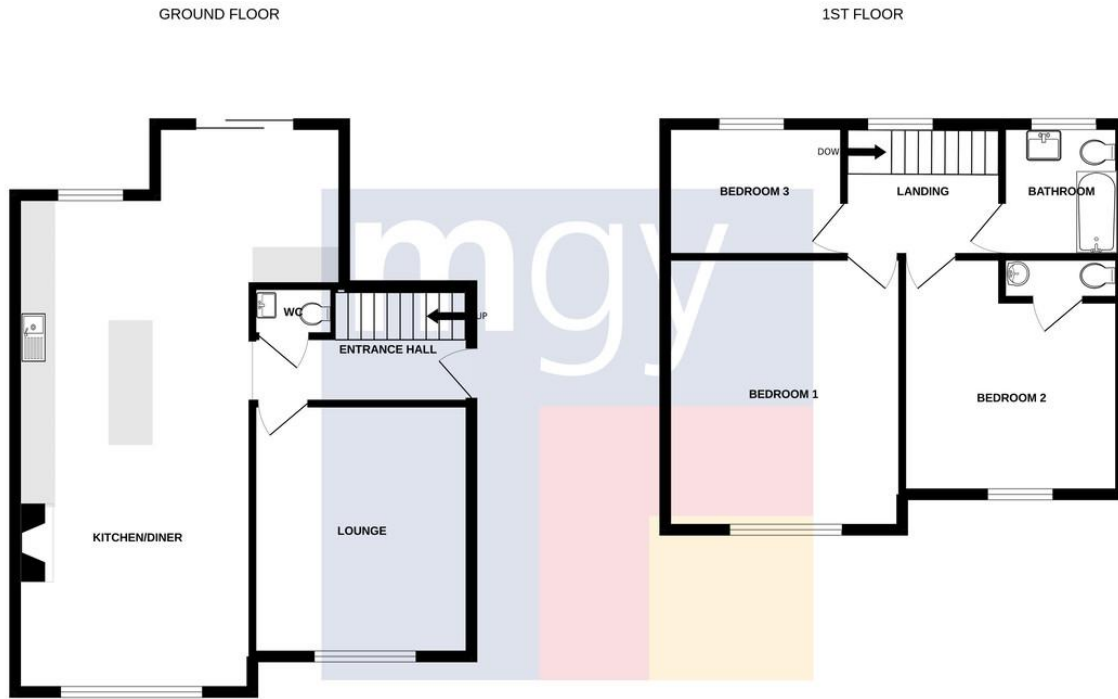
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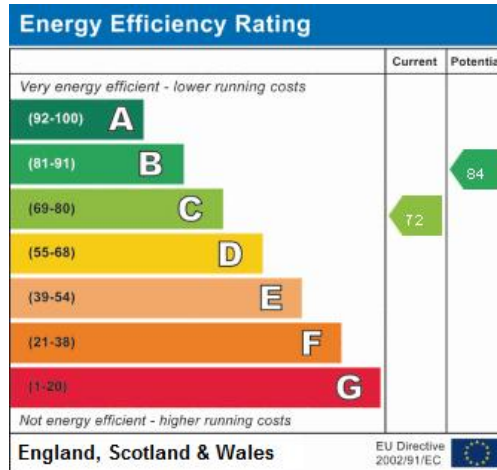
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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