

# 82 Heath Park Drive, Heath, Cardiff, CF14 3QL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£425,000**



Detached House

3

1

2

2

# Property Description

MGY are delighted to offer for sale this detached property in the sought after area of Heath. Situated close to Heath park, University Hospital of Wales and within walking distance to a train station which is a 5 minute journey to the city centre. The property briefly comprises of hallway, lounge, kitchen, dining room, cloakroom, three bedrooms and bathroom. Front and rear gardens. No Onwards Chain. Viewing highly recommended!

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,033 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 and Roath park are nearby. Heath Halt train station is very close with links to the city centre and good bus routes also. Well regarded schools of all levels are situated in the area.

## ENTRANCE HALL

Entered via upvc double glazed door with obscure decorative leaded panel and further decorative leaded panels to side. Coved ceiling. Laminate wood flooring. Stairs rising to first floor.

## LOUNGE

18' 0" x 10' 7" (5.51m x 3.25m)  
Two upvc double glazed windows to front with bespoke wooden shutters. Coved ceiling. Feature marble fireplace with inset coal effect gas fire. Tv aerial point. Two central heating radiators.

## DINING ROOM

11' 5" x 9' 6" (3.49m x 2.91m)  
Upvc double glazed patio door leading to rear garden. Coved ceiling with spotlights. Central heating radiator.

## KITCHEN

11' 4" x 7' 11" (3.47m x 2.42m)  
Upvc double glazed door with decorative leaded panel and upvc double glazed window overlooking rear garden. Coved ceiling with spotlights. Laminate wood flooring. Range of fitted base and wall units with worksurface and tiled splash backs incorporating one and a half ceramic sink unit with mixer tap. Wall mounted glass display units. Built in electric oven with inset induction hob and stainless steel extractor fan over. Plumbing for automatic washing machine. Integrated fridge. Breakfast bar. Central heating radiator. Door to cupboard with shelving.

## CLOAKROOM

Upvc obscure decorative leaded double glazed window to side. Coved ceiling with spotlights. Laminate wood flooring. Corner wall mounted wash hand basin and low level wc. Heated chrome towel rail.

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## FIRST FLOOR

LANDING AREA - Upvc double glazed decorative leaded window to side. Coved ceiling. Access to loft space. Door to airing cupboard housing gas central heating combi boiler.

## BEDROOM ONE

17' 10" x 10' 7" (5.46m x 3.24m)

Two upvc double glazed windows to front with wooden shutters. Coved ceiling. Fitted mirror front wardrobes with hanging and shelving. Central heating radiator.

## BEDROOM TWO

11' 6" x 8' 2" (3.51m x 2.49m)

Upvc double glazed window over looking rear garden. Coved ceiling with spotlights. Central heating radiator.

## BEDROOM THREE

10' 2" maximum x 9' 7" (3.10m x 2.93m)

Upvc double glazed window over looking rear garden. Coved ceiling. Fitted mirror fronted wardrobes with hanging and shelving. Central heating radiator.

## BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with mains fed power shower, WC and wash hand basin. Upvc double glazed decorative leaded window to side. Laminate wood flooring. Fully tiled.

## OUTSIDE

REAR GARDEN - Enclosed South/West facing rear garden laid mainly to lawn with shrub and flower borders. Patio area. Green house. Personal door to garage. Side access to front garden.

FRONT GARDEN - Driveway with parking for several vehicles leading to garage accessed via up and over door. Landscaped garden with mature shrubs and plants. Access to side and rear garden via wooden gate.

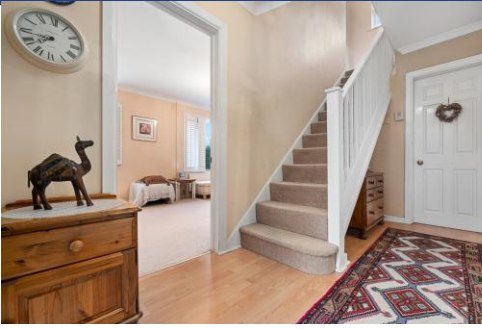
## GARAGE

18' 0" x 9' 10" (5.49m x 3m)

Integral garage with up and over garage door and driveway parking.



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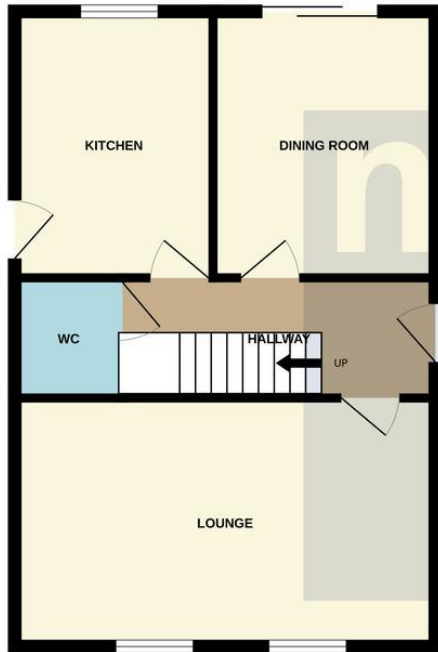
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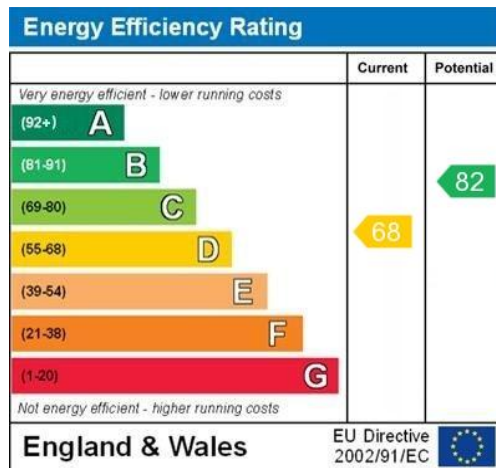
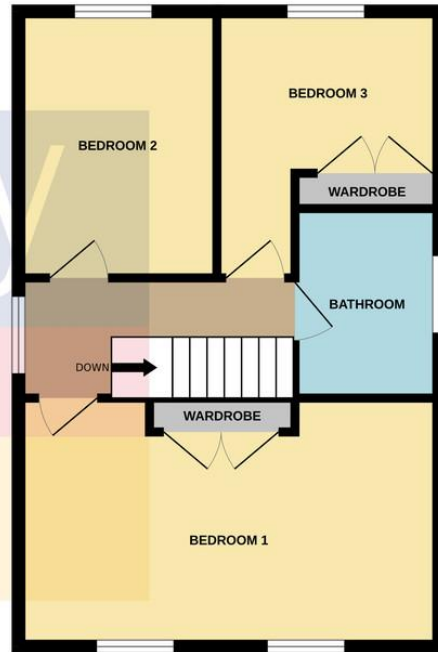


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GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



**Birchgrove** 029 2052 9026

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



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