

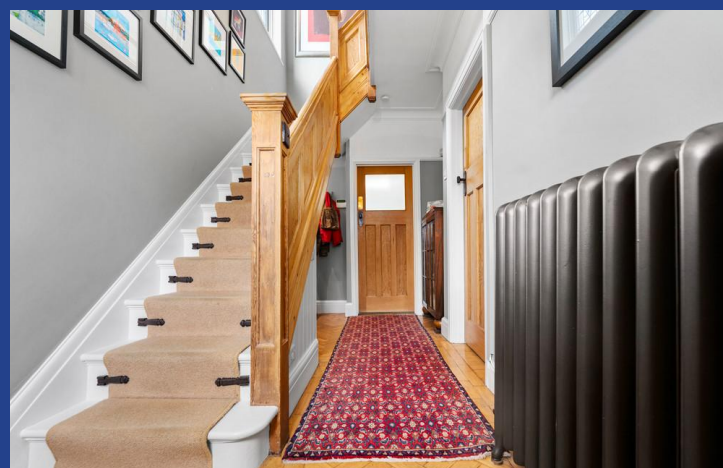
53 St. Albans Avenue, Heath, Cardiff, CF14 4AS



Estate Agents and
Chartered Surveyors

Guide Price

£585,000 - £595,000



Semi-Detached House

5

2

3

2

Property Description

**** GUIDE PRICE £585,000 - £595,000 **** A five bedroom semi detached property with separate annexe ideal for generational living or Airbnb in the sought after Heath area of Cardiff close to Heath park and the University of Wales hospital. The property briefly comprises of hallway, lounge, sitting room, kitchen, conservatory, utility, cloakroom to the ground floor. First floor there are three bedrooms and bathroom and second floor a further two bedrooms and ensuite. Gardens to front and rear and off road parking.

Separate annexe with living/ bedroom/ kitchen area and shower room.

Tenure Freehold

Council Tax Band F

Floor Area Approx

**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 on the door step. 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 double glazed door with stained glass panels and further double glazed stained glass panels to side and over. Wood block flooring. Feature radiator. Stairs to first floor. Understairs recess and meter cupboard. Picture rail.

LOUNGE

14' 5" into bay x 11' 7" into alcove (4.40m x 3.55m)
Double glazed uPVC bay window to front with stained glass panels above and fitted shutters. Wood block flooring. Wood burning stove. Radiator. Coved ceiling and picture rail.

KITCHEN

18' 4" x 6' 11" (5.60m x 2.12m)
Tiled floor. Velux skylight. Spotlights to ceiling. Fitted kitchen with Granite work surfaces incorporating sink unit with mixer tap. Space for range cooker. Integrated fridge. Space for dishwasher. Door to w.c and utility room. Tall vertical radiator.

WC

Obscured double glazed uPVC window to side. Tiled floor and walls. Wall hung wash hand basin with mixer tap.

UTILITY ROOM

4' 5" x 7' 1" (1.36m x 2.16m)
Double glazed window to rear. Tiled walls and floor. Spotlights. Space for fridge / freezer. Plumbing and space for washing machine.

SITTING ROOM

14' 5" x 10' 10" (4.40m x 3.31m)
Glazed folding doors to conservatory. Wood block flooring. Coved ceiling and picture rail. Feature wood burning stove. Radiator.

CONSERVATORY

7' 10" x 10' 11" (2.40m x 3.35m)
Glazed folding doors to sitting room and kitchen. Double glazed uPVC sliding doors to garden. Double glazed roof panels. Radiator.

FIRST FLOOR

Stairs and Landing
Stained glass double glazed uPVC window to side. Stairs to second floor. Large airing cupboard with shelving and housing Worcester boiler.

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BEDROOM ONE

14' 6" into bay x 10' 11" into alcove (4.44m x 3.35m)
Double glazed uPVC bay window to front with stainless glass panels above and fitted shutters. Coved ceiling and picture rail. Radiator with decorative cover.

BEDROOM TWO

11' 5" x 10' 9" (3.50m x 3.29m)
Double glazed uPVC window to rear. Coved ceiling. Picture rail. Radiator.

BEDROOM THREE

9' 5" x 6' 11" (2.88m x 2.12m)
Double glazed uPVC window to front with stained glass panel above. Radiator.

BATHROOM

6' 9" x 6' 5" (2.08m x 1.96m)
Obscured double glazed uPVC window to rear. Shower bath with mixer tap and wall mounted shower attachment over, w.c, vanity enclosed wash hand basin with mixer tap and storage below. Chrome heated towel rail. Tiled walls with inset mirror. Tiled flooring with under floor heating.

SECOND FLOOR LANDING

Study area with velux window to ceiling, radiator and engineered oak flooring.

BEDROOM FOUR/GUEST ROOM

10' 7" x 9' 2" (3.25m x 2.80m)
Double glazed uPVC window to side. Engineered oak flooring. Radiator. Fitted wardrobe. Sliding door to :-

ENSUITE

Velux skylight to ceiling. Tiled floor with under floor heating. Tiled shower cubicle with mains shower, circular sink with mixer tap above wooden vanity unit, w.c. Chrome towel rail.

BEDROOM FIVE/STORE ROOM

10' 10" x 7' 6" (3.32m x 2.31m)
Velux skylight. Radiator. engineered oak flooring. Two spotlights. Restricted headroom.

ANNEXE LIVING/KITCHEN/BEDROOM AREA

25' 7" x 8' 7" (7.8m x 2.62m)

LIVING/KITCHEN/BEDROOM AREA

Upvc double glazed windows and upvc door to rear garden. Wood block flooring. Down lighters to ceiling. Mitsubishi air conditioning unit.

The kitchenette area has a range of wall and floor units in white high gloss, white tiled splash back, inset stainless steel sink with chrome mixer tap, built in 2 ring induction hob and space for microwave oven and small fridge.

SHOWER ROOM 5" X 7" (additional to annexe area)

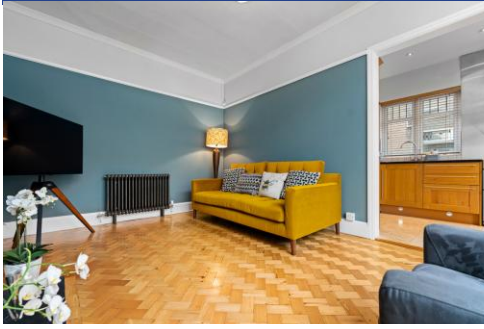
.The shower room comprises white suite, tiled floor, Triton shower, Manrose extractor, Velux window and electric towel radiator

OUTSIDE

Low maintenance rear garden, stone chipped and paved. Lockable storage space. Side access.

Driveway to side with storage space. Side gate.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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