

34 Pum Erw Road,
Heath, Cardiff, CF14 4PF



Estate Agents and
Chartered Surveyors

Asking Price Of

£395,000



Semi-Detached House

3

1

2

2

Property Description

MGY are pleased to offer for sale this well maintained traditional red brick semi detached house in the ever popular Heath area. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, utility area and downstairs w.c, 3 bedrooms and a shower room. South facing garden to rear, front garden and driveway leading to garage. No ongoing chain.

Tenure Freehold

Council Tax Band F

Floor Area Approx

Viewing Arrangements
Strictly by appointment

DESCRIPTION

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LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are nearby. The property is situated a stone throw away from Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus services is also close to hand. Well regarded schools are in the area,

PORCH

Entered via obscured double glazed uPVC doors. Tiled floor.

ENTRANCE HALL

uPVC double glazed door with inset stained glass panels inset and to either side. Radiator. Under

stairs storage cupboards housing gas and electric meters.

LOUNGE

13' 7" into bay x 11' 8" into alcove (4.16m x 3.57m)
Double glazed uPVC bay window to front with inset stained glass panels above. Wood block flooring. Radiator. Coved ceiling. Radiator.

DINING ROOM

14' 7" x 11' 8" (4.46m x 3.56m)
Double glazed uPVC door to rear garden with double glazed panels either side. Picture rail. Wood block flooring. Original feature fireplace with inset gas fire.

KITCHEN

17' 0" x 8' 11" (5.19m x 2.74m)
2 Double glazed uPVC windows to side with inset stained glass panels above. Vinyl flooring. Radiator. Modern cream base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in oven and gas hob. Plumbing and space for washing machine. Glazed sliding door to :-

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UTILITY AREA

5' 1" x 4' 10" (1.55m x 1.49m)

Obscured double glazed door to rear garden. Vinyl flooring. Space for chest freezer. Door to :-

W.C

Obscured double glazed window to side. W.c, corner wash hand basin with mixer tap. Radiator.

FIRST FLOOR

STAIRS & LANDING

Double glazed uPVC window to side with inset stained glass panel. Picture rail. Access to loft space.

BEDROOM ONE

13' 7" into bay x 11' 5" max (4.15m x 3.49m)

Double glazed uPVC bag window to front with inset stained glass panels above. Fitted wardrobes. Radiator.

BEDROOM TWO

12' 5" x 11' 5" max (3.81m x 3.50m)

Double glazed uPVC window to rear. Fitted wardrobes. Exposed floorboards. Radiator.

BEDROOM THREE

8' 7" x 6' 6" (2.64m x 1.99m)

Double glazed uPVC window to front with inset stained glass panel above. Radiator. Picture rail.

SHOWER ROOM

8' 3" x 6' 5" (2.54m x 1.97m)

Obscured double glazed uPVC window to side with inset stained glass panel above. Shower cubicle, w.c, pedestal wash hand basin with hot and cold taps. Cupboard housing Worcester gas combi boiler. Radiator.

OUTSIDE

Front - Paved front garden and driveway to side leading to garage.

Rear- Enclosed South facing rear garden mostly laid to lawn with flowers and shrubs, paved area. Gate to side. Outside water tap.

Garage- Accessed via up and over door.

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