

6 Ton-yr-ywen Avenue,

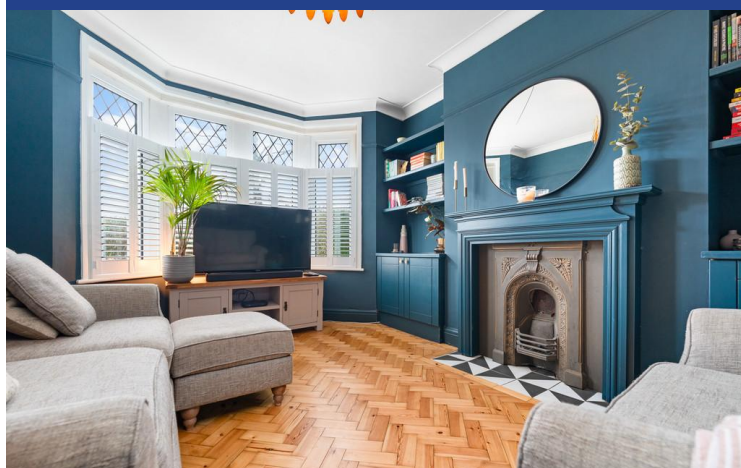
Heath, Cardiff, CF14 4PA



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Semi-Detached House

3

1

1

2

Property Description

A beautifully modernised three bedroom semi detached home which has been tastefully upgraded throughout offering a beautifully modern kitchen/dining room, warm and cosy living space, three spacious bedrooms and family bathroom complete with three piece bathroom suite. With off road parking to the front and with side access leading to an enclosed rear garden offering paving with the remainder laid to lawn

Tenure Freehold

Council Tax Band E

Floor Area Approx 979 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Heath is an ever popular location and is highly regarded by the locals. The home sits within walking distance to a number of shops on Caerphilly Road and also offers a number of regular public transport links. For commuters the A48 and A470 are easily accessible leading in and around Cardiff.

ENTRANCE HALL

Enter into hallway via uPVC double glazed front door. Smooth walls and ceilings with a central light pendant finished with the original Victorian tiled flooring. Staircase leading to first floor with under stairs storage. Doors leading to lounge and dining room.

LOUNGE

11' 8" x 13' 10" (3.58 into alcove m x 4.22 into bay m)

Smooth walls and ceilings with a central light pendant finished with original parquet flooring. Feature fireplace and surround. Central chimney breast with built in storage and shelving. uPVC double glazed bay window to front with fitted white shutters.

KITCHEN/DINING ROOM

22' 9" x 11' 7" (6.94 max m x 3.55 max m)
Smooth walls and ceilings with a central light pendant finished with luxury vinyl wood effect tiled flooring. Feature fireplace and surround. Open plan to kitchen which has been fitted with a modern range of base and eye level units with quartz worktops over. Built in oven with five ring gas hob with cooker hood over. Under mounted composite 1.5 bowl sink unit plus draining groves with in the quartz worktops. Integral fridge/freezer, dishwasher and washing/dryer. uPVC double glazed window to rear and doors to rear garden. Open plan to sun room.

SUN ROOM

8' 1" x 6' 3" (2.47m x 1.91m)

uPVC double glazed surround with French doors leading to rear garden. Smooth walls with matching flooring leading from kitchen dining room into open plan sun room.

LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to all first floor rooms. uPVC double glazed obscure window to side.

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BEDROOM ONE

11' 3" x 14' 1" (3.44 into alcove m x 4.30 into bay m)

Smooth walls and ceilings with a central light pendant finished with original wooden floorboards. Singular pendant lights from the ceiling over bedside tables. Central chimney breast. uPVC double glazed bay window to front with fitted white shutters.

BEDROOM TWO

11' 0" x 11' 8" (3.36 into alcove m x 3.57m)

Smooth walls and ceilings with a central light pendant finished with original wooden floorboards. Central chimney breast. uPVC double glazed window to rear.

BEDROOM THREE

7' 3" x 5' 11" (2.23m x 1.82m)

Smooth walls and ceilings with a central light pendant finished with original wooden floorboards. uPVC double glazed window to front.

BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with fitted glass shower screen and shower over, WC and wash hand basin. Tiled splash back with smooth walls and ceilings, a central light pendant complete with vinyl flooring. uPVC double glazed obscure window to side.

OUTSIDE

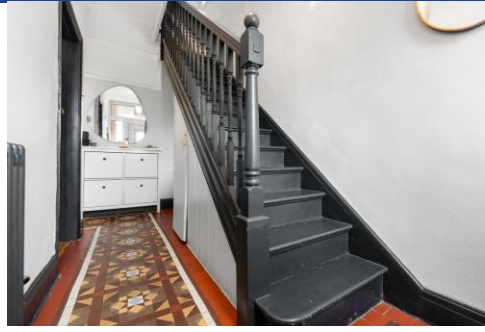
Front -Enclosed gated frontage with a block paved driveway providing off road parking. The front garden offers stone chipping with a hedge providing heaps of privacy. Side access via a wooden side gate leads to the rear garden.

Rear - An enclosed garden can be found to the rear offering a paved patio ideal for seating with the remainder laid to lawn. The garden offers a boarder of sleepers offering a range of plants, and shrubs. Stone chippings can be found the rear of the garden offering the ideal space for catching the evening sun with a brick wall boundary surround.

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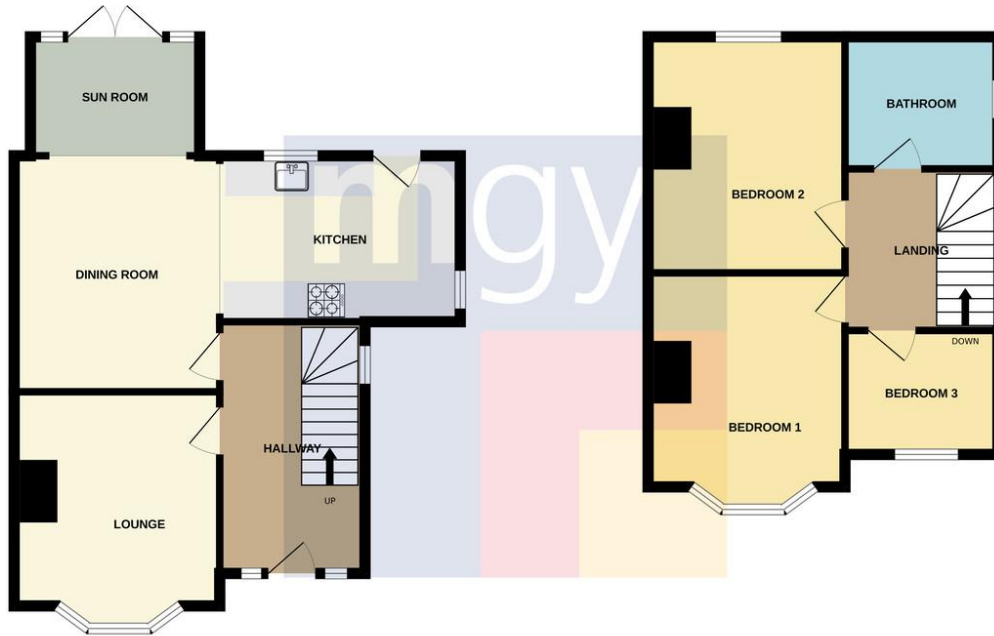
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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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