

18 Inglefield Avenue,

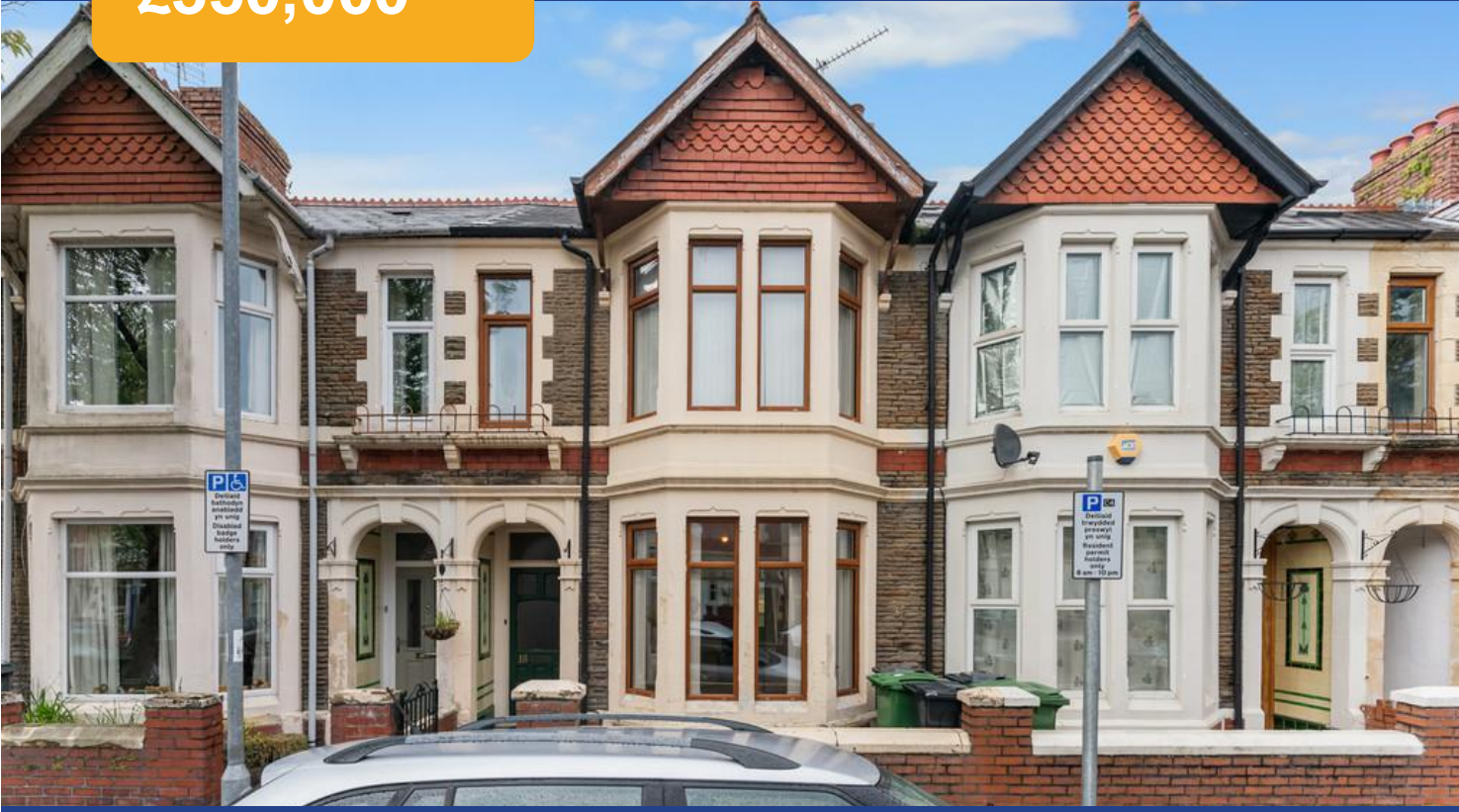
Heath, Cardiff, CF14 3PZ



Estate Agents and Chartered Surveyors

Offers In Excess Of

£350,000



Mid Terraced House

3

2

2

2

Property Description

Traditional three bedroom terraced home currently split into two flats. Ideal for conversion back into one official dwelling or great investment property offering two separate incomes. Situated within walking distance to UHW hospital of Wales, Heath park and Roath park. Also just a stone's throw from a range of shops and restaurants on Whitchurch Road.

Tenure Freehold

Council Tax Band C

Floor Area Approx 990 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 on the doorstep. The popular Roath park and the city centre are nearby. The property is situated within walking distance to local shops, cafes, optician, dentist, public houses, supermarket, hairdressers and more. Regular bus and train services are also close to hand. Good schools are in close proximity.

ENTRANCE HALL

Communal entrance hall - Smooth walls and ceilings with a central light pendant finished with the original tiled flooring. Carpeted staircase leading to first floor. Door leading to flat one and door leading to flat two.

FLAT ONE

LOUNGE

10' 10" x 13' 8" (3.31 into alcove x 4.19m)
Smooth walls and ceilings with a central light pendant finished with laminate flooring. uPVC double glazed bay window to front. Opening to kitchen.

KITCHEN

9' 1" x 11' 5" (2.78m x 3.48m)
Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built in oven, gas hob and cooker hood. Space for washing machine and free standing fridge/freezer. Tiled splash back with tiled floor and smooth ceilings with a central light pendant. uPVC double glazed door leading to lean to.

LEAN TO

Smooth walls with corrugated roof and concrete flooring. uPVC double glazed door leading to rear garden.

FLAT TWO

KITCHEN

14' 0" x 9' 11" (4.28m x 3.03m)
Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Built in oven, gas hob and cooker hood over. Space for under counter fridge/freezer. Smooth walls, textured ceilings with a central light pendant finished with a combination of laminate

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and tiled flooring. uPVC double glazed window to side. Space for dining table and chairs.

LOUNGE

11' 4" x 9' 10" (3.46m x 3.01m)

Smooth walls and ceilings with a strip light finished with laminate flooring. Feature fireplace and surround. Single storage cupboard housing combi boiler and plumbing for a washing machine. UPVC double glazed obscure window to side and uPVC sliding doors to rear garden.

LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to flat one and flat two.

FLAT ONE LANDING

Duplex hallway with smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to bedroom one, bedroom two and shower room. Loft hatch provides access to fully boarded loft storage/hobby space with pull down ladder.

BEDROOM ONE

13' 11" x 15' 0" (4.25 into baym x 4.58 into alcove m)

Smooth walls and ceilings with a central light pendant finished with laminate flooring. uPVC double glazed bay window to front and single window to front.

BEDROOM TWO

11' 8" x 9' 6" (3.56 into alcove m x 2.90m)

Smooth walls and ceilings with a central light pendant finished with laminate flooring.

SHOWER ROOM

Fitted with a three piece suite comprising walk in shower enclosure, WC and wash hand basin. Tiled shower surround with smooth walls and ceilings, a

central light pendant finished with tiled flooring. Single storage cupboard housing combi boiler for flat 1. uPVC double glazed obscure window to side.

FLAT TWO LANDING

Duplex landing with smooth walls and ceilings, a central light pendant finished with carpeted flooring. Door leading to bedroom one and shower room.

BEDROOM ONE

13' 0" x 9' 10" (3.97m x 3.01m)

Smooth walls and ceilings with a central light pendant finished with laminate flooring. uPVC double glazed window to rear.

SHOWER ROOM

Fitted with a three piece bathroom suite comprising shower enclosure, WC and wash hand basin. Tiled shower enclosure with tiled walls, textured ceilings, a central light pendant finished with vinyl flooring. Wooden obscure window to side.

OUTSIDE

Front - front courtyard garden with dwarf wall mostly paved with original paving slabs leading to front door.

Rear - An enclosed split level garden offer a combination of paving and artificial grass with a range of flower beds for plants and shrubbery. Wooden gate leads to rear lane access.

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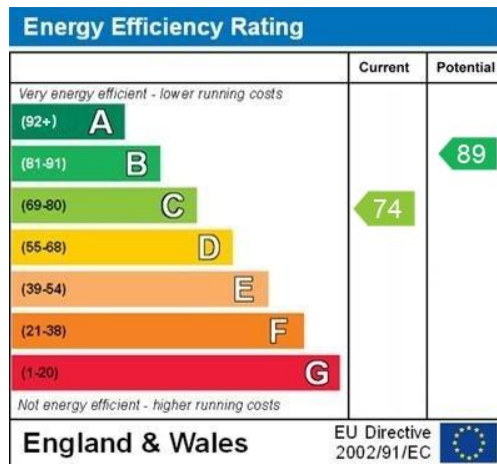
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