

78 St. Angela Road,
Heath, Cardiff, CF14 4DN



Estate Agents and
Chartered Surveyors

Asking Price Of

£390,000



Semi-Detached House

3

1

2

3

Property Description

**** TO BE SOLD WITH NO ONGOING CHAIN ****

Positioned just a stone's throw from the University Hospital of Wales in the heart of the ever popular area of Heath, this three bedroom semi detached home is a **MUST SEE**. Offering ample living accommodation to the ground floor, wc, three spacious bedrooms and shower room to the first floor. Driveway provides off road parking with a front garden laid to lawn and larger than average garden to the rear.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,108 sq ft

**Viewing Arrangements
Strictly by appointment**

PROPERTY DESCRIPTION

Positioned just a stone's throw from University Hospital of Wales in the heart of the ever popular area of Heath, this three bedroom semi detached home is a **MUST SEE**. Offering ample living accommodation with three reception rooms, downstairs WC and kitchen to the ground floor. To the first floor you will find three spacious bedrooms and shower room. Parking can be found to the front via a block paved driveway with a front garden laid to lawn and an enclosed level garden to the rear offering a patio area ideal for outside dining/entertaining with the remainder laid to lawn.

LOCATION

The property is within walking distance to the University Hospital Of Wales and Heath Park. There are also regular public transport links leading both to the city centre and beyond. Catchment area for good schools at all levels.

HALLWAY

Enter into hallway via upvc double glazed front door. Textured paper walls and textured paper ceiling with a central light pendant and finished with carpeted flooring (parquet flooring under carpet) Security alarm controls. Carpeted staircase leading to first floor. Double glazed stained glass window to side. Door leading to cloakroom, lounge and sitting

room. Under stairs storage cupboard housing meters. Radiator.

CLOAKROOM/WC

Fitted with a traditional two piece suite comprising wc and wash hand basin. Textured paper walls and textured paper ceiling with wall light and finished with carpeted floor. Upvc double glazed obscure window to side.

LOUNGE

14' 6" x 12' 1" (4.42 into bay m x 3.70m)

Textured paper walls and textured paper ceiling with a central light pendant and finished with carpeted flooring (parquet flooring under carpet) Upvc double glazed bay window to front. Central chimney breast with fire. Radiator.

DINING ROOM

9' 8" x 7' 3" (2.96m x 2.21m)

Textured paper walls and textured paper ceiling with a central light pendant and finished with carpeted flooring. Open plan to sitting room. Upvc double glazed window to side. Door leading to kitchen.

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SITTING ROOM

10' 8" x 12' 10" (3.27 into alcove m x 3.93m)

Textured paper walls and textured paper ceiling with a central light pendant finished with carpeted flooring (parquet flooring under carpet). Central chimney breast with feature fireplace. Upvc double glazed sliding doors to rear garden.

KITCHEN

12' 10" x 7' 2" (3.93m x 2.19m)

Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Space for free standing cooker and hob. Space for washing machine and under counter fridge and separate freezer. Tiled splash back with smooth walls and ceiling, a central strip light and tiled flooring. uPVC double glazed window to rear and side. Wooden door leading to rear garden. Radiator.

LANDING

Textured paper walls and textured paper ceiling with a central light pendant and finished with carpeted flooring. Doors leading to all first floor rooms. Upvc double glazed obscure window to side. Large storage cupboard houses hot water tank and provides shelving for storage.

BEDROOM ONE

14' 4" x 10' 9" (4.39 into bay m x 3.29 max m)

Textured paper walls and textured paper ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed bay window to front. Built in fitted wardrobes. Radiator.

BEDROOM TWO

12' 9" x 10' 9" (3.91 m x 3.28m)

Textured paper walls and textured paper ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to rear. Built in fitted wardrobes. Radiator.

BEDROOM THREE

7' 3" x 8' 7" (2.22m x 2.64 m)

Textured paper walls and textured paper ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front. Built in fitted double wardrobes. Radiator.

SHOWER ROOM

Fitted with a walk in disability access shower, wc and wash hand basin. Tiled walls with textured ceiling, a central light pendant and finished with vinyl flooring. Upvc double glazed obscure window to rear and side. Radiator

OUTSIDE

Front - Block paved driveway to the front provides off road parking with a front garden laid to lawn with a dwarf wall border. Secure side gate provides access to the rear garden.

Rear - An enclosed landscape rear garden offering a patio area ideal for outside dining and entertainment and finished with the remainder laid to lawn and a border of plants and shrubs. Shed is also to remain with the sale of the home. Outside tap.

GARAGE

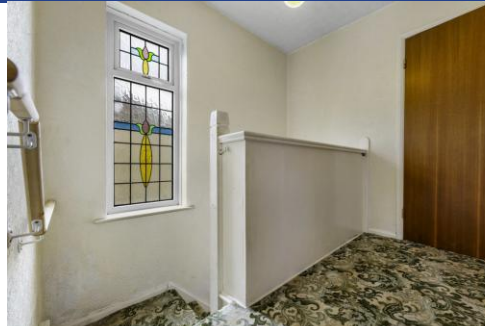
17' 3" x 8' 11" (5.28m x 2.72m)

Standard up and over garage door with two single glazed windows to the side and a wooden rear access doorway. Power sockets and lighting also already installed.

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GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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