

# 138 King George V Drive North,

## Heath, Cardiff, CF14 4EL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£750,000**



### Detached Bungalow



# Property Description

An Impeccably finished detached extended bungalow situated on the highly regarded King George V Drive. Largely extended both to the rear and to the first floor this property offers an outstanding amount of space for a large family to enjoy. Internally the property accommodation briefly comprises; entrance hallway, second reception room, bedroom one with ensuite, walk in wardrobe, large open plan kitchen, living and dining room, separate utility room plus downstairs WC all to the ground floor.

To the first floor you will find four further bedrooms plus a family bathroom complete with three piece bathroom suite.

Outside to the front you will find off road parking for two cars via a granite cobble driveway with a gated pathway leading to the front door. Side access leads to an enclosed rear garden split over two levels with a patio area and the remainder laid with artificial grass offering low maintenance upkeep. Detached outbuilding offers a great gym space or office for those working from home plus a shed to the rear offering additional storage.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 2,109 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 a stone's throw away. Birchgrove is a short walk away with supermarket, cafes, many take out restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the city centre and beyond.

## ENTRANCE HALL

Enter into hallway via composite front door. Smooth walls and ceiling with a central light pendant and finished with vinyl click flooring. Doors leading to second reception room, bedroom one, walk in wardrobe and open plan living, kitchen and dining room. Carpeted staircase leading to first floor.

## SECOND RECEPTION ROOM

13' 0" into alcove x 11' 5" into bay (3.98m x 3.48m)  
Smooth walls and ceiling with a central light pendant and finished with original parquet flooring. Feature original fireplace and surround. Aluminum Georgian bay window to front.

## BEDROOM ONE

11' 5" into bay x 12' 4" (3.48m x 3.77m)  
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Door

leading to en suite shower room. Aluminum Georgian bay window to front.

## ENSUITE

Fitted with a modern three piece bathroom suite comprising walk in double shower, wc and his and hers wash hand basin. Aluminum obscure window to side. Tiled walls and flooring with smooth ceiling and finished with spot lighting.

## WALK IN WARDROBE

10' 10" x 5' 4" (3.31m x 1.63m)  
Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Built in fitted wardrobes with hanging rails and fitted drawers.

## KITCHEN/LIVING/DINING ROOM

28' 1" Maximum x 27' 8" (8.58m x 8.44m)  
Smooth walls and ceiling with both spot lighting and ceiling lights and finished with a combination of luxury click vinyl flooring and Amtico flooring. Kitchen is fitted with a range of matt black base and eye level units Quartz worktops over. 2x built in NEFF ovens, induction hob and cooker hood over. Inset 1.5 bowl composite sink unit plus draining groves. Integral fridge/freezer, dishwasher, wine cooler and NEFF coffee machine. Full size units leading to hidden utility room and WC. Ample space for living room furniture and large

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dining space to accommodate the whole family. The room offers a beautifully vaulted ceilings with from to ceilings windows and large aluminum sliding doors leading onto the rear garden giving the perfect indoor outdoor living. Under floor heating under the Amtico flooring through the kitchen and dining space. Hard wire speakers through this area with control panel from kitchen. 22 foot opening via aluminium sliding doors and vaulted ceiling with window to rear.

## UTILITY ROOM

8' 9" x 7' 6" (2.67m x 2.31m)

Fitted with a modern range of base units with worktops over. Space for washing machine and tumble dryer plus fitted shelving. Boiler wall mounted to external wall with Heath pump. Smooth walls and ceiling with a central light pendant and finished with click vinyl flooring. Door leading to wc and door leading to side.

## WC

Fitted with traditional two piece suite comprising WC and was hand basin.

## LANDING

Smooth walls and ceilings with spot lighting finished with carpeted flooring. Hidden mirrored storage cupboard x3. UPVC double glazed skylight to side. Doors leading to all first floor rooms and a glass balustrade.

## BEDROOM TWO

18' 5" x 9' 7" (5.63m x 2.94m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Built in hanging rails. Aluminum Georgian window to rear and obscure window to side plus upvc skylight.

## BEDROOM THREE

13' 5" maximum x 11' 5" (4.09m x 3.49m)

Smooth walls and ceilings with spot lighting finished with carpeted flooring. Built in hanging rails. Upvc double glazed obscure window to side plus skylight.

## BEDROOM FOUR

13' 5" x 8' 2" (4.09m x 2.49m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Built in hanging rails. Upvc double glazed obscure window to side.

## BEDROOM FIVE

13' 6" x 6' 7" (4.12m x 2.03m)

Smooth walls and ceiling with spot lighting and finished with carpeted flooring. Upvc double glazed skylight to side.

## BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over and glass shower screen, wc and wash hand basin. Tiled walls and flooring with spot lights to ceiling and spot lighting. Upvc double glazed skylight to side.

## OUTSIDE

Front - Granite cobble driveway to the front providing parking for two cars plus tiled pathway leading to front door and white stone chipping's. Side access leading to rear garden.

Rear - An enclosed gated split level garden offering a porcelain tiled patio area ideal for outside dining and entertainment with the remainder laid with artificial grass.

## GYM

11' 1" x 12' 5" (3.39m x 3.81m)

Insulated gym space with power socket and lighting and finished with rubber flooring. Upvc double glazed floor to ceiling window to side and Aluminum sliding doors onto the rear garden.

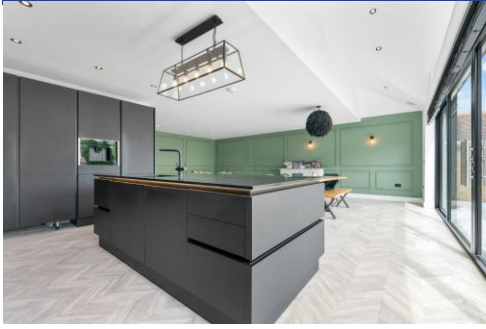
## SHED

13' 1" x 7' 9" (4.01m x 2.37m)

Ideal for storage space for garden furniture and other external garden items



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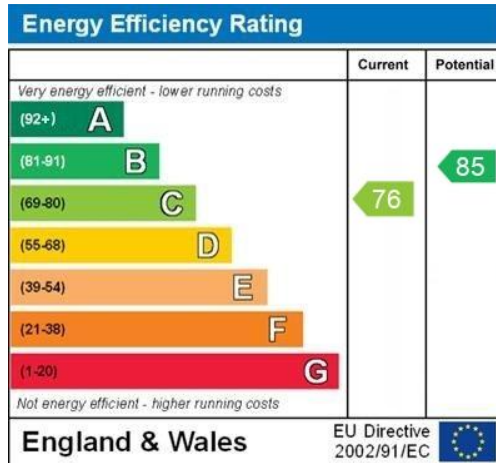
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GROUND FLOOR  
1163 sq.ft. (108.1 sq.m.) approx.

1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1819 sq.ft. (168.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 in conjunction with 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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