

# 15 King George V Drive West,

## Cardiff, CF14 4ED



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£420,000**



### Detached Bungalow

3

1

2

1

# Property Description

A deceptively spacious three-bedroom detached bungalow in the heart of Heath situated on the ever-popular King George V Drive West. The home is a stone's throw from the University Hospital Of Wales and positions itself on a spacious plot offering heaps of room for further development potential (subject to planning permission).

Internally the property accommodation briefly comprises entrance porch, hallway, cloakroom, bedroom one, bedroom two, bedroom three, shower room, kitchen, dining room and conservatory. Outside the property offers a detached garage ideal for external storage plus a concrete driveway to the front which can accommodate a number of vehicles; plus a garden to the front and an enclosed rear garden.

\*Working CCTV\*

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 904 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, cafés, 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.

## PORCH

4' 4" x 3' 5" (1.33m x 1.06m)

Enter into porch via uPVC double-glazed front door. Wooden door leading into hallway.

## HALLWAY

10' 11" x 7' 2" (3.34m x 2.19m)

Textured walls and ceilings with a central light pendant plus wall lights finished with the original parquet flooring. Doors leading to cloakroom bedrooms one, two, lounge, kitchen and shower room. Built-in fitted double storage cupboard.

## CLOAKROOM

Fitted with a two-piece suite comprising a WC and wash hand basin. Tiled walls and flooring with textured ceilings and a central light pendant. Aluminium obscure window to side.

## BEDROOM ONE

16' 0" x 10' 11" (4.90 max m x 3.34 m)

Smooth walls with textured ceilings, a central light pendant plus wall lights x4, finished with parquet flooring. Built-in wardrobes. Aluminium bay window to front. Loft hatch provides access to the loft storage.

## LOUNGE

12' 11" x 16' 6" (3.95 into alcove m x 5.03 into bay m)

Textured walls and ceilings with a central light pendant and fluorescent tube light, finished with parquet flooring. Feature fireplace situated upon central chimney breast. Single-glazed stained-glass window to side x2. Aluminium bay window to front.

## BEDROOM TWO

10' 11" x 10' 11" (3.35m x 3.34m)

Textured walls and ceilings with a central light pendant plus wall lights finished with parquet flooring. Built-in fitted double wardrobes x2. Built-in fitted vanity unit with drawers. Aluminium window to side.

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## SHOWER ROOM

Fitted with a three-piece suite comprising walk-in ceilings net shower with glass shower screen, WC and wash hand basin. Tiled walls with vinyl flooring, smooth ceilings and a central light pendant. Aluminium obscure window to side.

## KITCHEN

13' 0" x 10' 10" (3.97 m x 3.32m)

Fitted with a range of base and eye-level units with worktops over. Inset stainless steel sink unit plus drainer. Built-in double oven with electric hob and hood. Space for free-standing fridge/ freezer, washing machine and dishwasher. Tiled splash back with wood-panelled ceiling, spot lighting finished with vinyl flooring. Upvc double-glazed window to side and rear. Sliding doors leading into dining room.

## DINING ROOM

12' 10" x 12' 11" (3.92m x 3.95 into alcove m)

Smooth walls with textured ceilings, a central light pendant plus wall light finished with parquet flooring. Fireplace situated upon central chimney breast. Aluminium window to side x2 plus single-glazed French doors leading into conservatory.

## CONSERVATORY

7' 4" x 12' 10" (2.25m x 3.93m)

Upvc double-glazed window to sides and rear with French doors leading onto the rear garden finished with a clear corrugated roof. Built-in window seat.

## OUTSIDE

Front – Driveway to the front providing off-road parking for a number of cars with a paved front garden offering a range of flower beds. Gate leading to rear garden.

Rear – An enclosed level rear garden offering a combination of paving with the remainder laid to lawn. Several flower beds border the garden offering a number of mature plants and shrubs.

## GARAGE

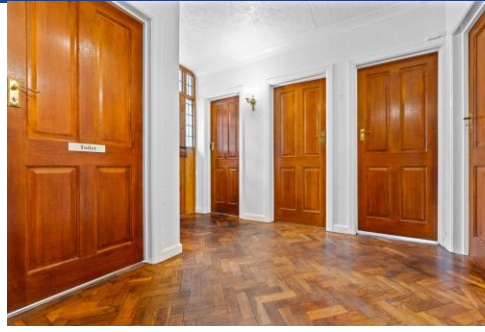
9' 7" x 19' 7" (2.94m x 5.97m)

Detached garage offering power and lighting with an electric up-and-over garage door. Side door provides easy access into the rear garden. UPVC double-glazed windows to side and rear.

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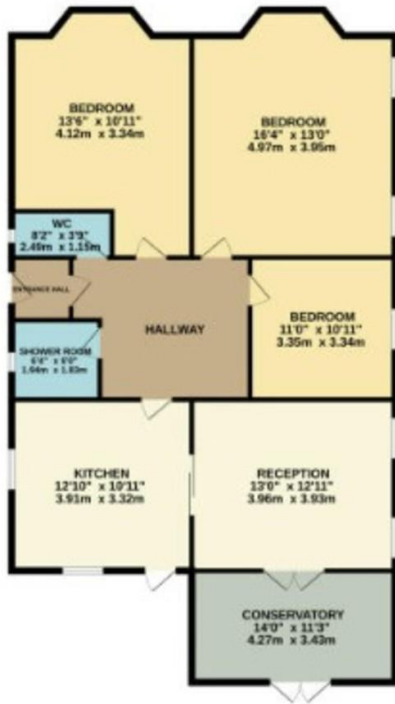


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# 15 King George V Drive West, Cardiff, CF14 4ED

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**Birchgrove** 029 2052 9026

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Glamorgan, CF14 4QG



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