

42 Heol Powis,
Heath, Cardiff, CF14 4PH



Estate Agents and
Chartered Surveyors

£315,000



Mid Terraced House

3

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Property Description

Ideal for first time buyers - Immaculately presented three bedroom mid terrace in the heart of Heath. This spacious property offers modern fixtures and fittings with that cosy home feel offering the ideal space to unwind yet also offering that open plan space for entertaining. An absolute MUST SEE in a great location and parking for two cars.

Tenure Freehold

Council Tax Band D

Floor Area Approx 914 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 nearby. 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 upvc double glazed front door. Smooth walls with feature wall panelling, textured ceiling, a central light pendant and finished with engineered wood flooring. Carpeted staircase leading to first floor. Door leading to lounge and door leading into kitchen/dinning room. Upvc double glazed obscure window to front. Under stairs cupboard ideal for storage.

LOUNGE

13' 11" x 13' 6" (4.26 max m x 4.14m)
Smooth walls and ceiling with a central light pendant and finished with engineered wood flooring. Feature fireplace and surround. Door leading into kitchen/dining room. Upvc double glazed window to front.

KITCHEN/DINING ROOM

10' 7" x 19' 7" (3.24m x 5.99m)

Fitted with a range of base and eye level units with worktops over. Built in NEFF hide and slide oven and induction hob. Space for American style fridge/freezer, washing machine, tumble dryer and an integral dishwasher. Central breakfast bar with seating for two.

Tiled splash back with smooth walls and ceiling, a central light pendant and finished with a combination of tiled flooring and engineered wood flooring. Space for dining table and chairs. Upvc double glazed French doors leading to rear garden, single upvc double glazed door leading to rear garden and finally two upvc double glazed obscure windows to rear allowing an abundance of natural light.

LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Loft hatch with pull down ladder provides access to loft storage. Doors leading to all first floor rooms. Single storage cupboard housing combi boiler and fitted shelves for storage.

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BEDROOM ONE

14' 0" x 10' 1" (4.29 max m x 3.08 m)

Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Upvc double glazed window to front.

BEDROOM TWO

11' 5" x 10' 10" (3.49 to wardrobes m x 3.32 max m)

Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Built in fitted wardrobes with additional shelving to side. Upvc double glazed window to rear.

BEDROOM THREE

9' 3" x 7' 3" (2.84 m x 2.21 m)

Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Upvc double glazed window to front. Alcove storage with fitted hanging rail.

BATHROOM

Fitted with a modern three piece bathroom suite comprising 'P shaped' bath with fitted shower screen, wc and wash hand basin. Tiled walls and flooring with smooth ceiling and finished with spot lighting. Upvc double glazed obscure window to rear.

OUTSIDE

Front - Off road parking to the front via double width drive for two cars, half tarmac and half laid with stone chipping. Flower bed to the front offers a range of floral shrubs and plants.

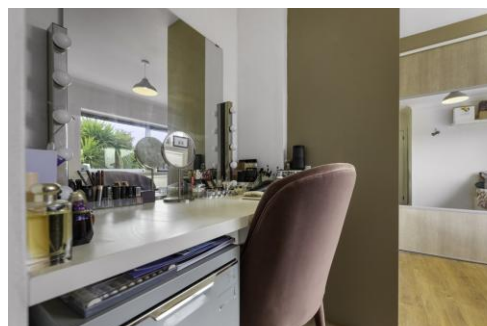
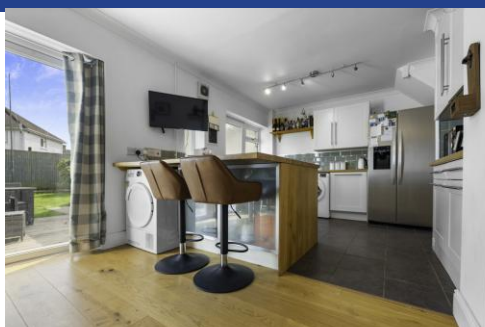
Rear - An enclosed level garden offering a combination of decking and grass with a wooden fence surround with a range of plants and shrubs.

DETACHED STORAGE TO REAR

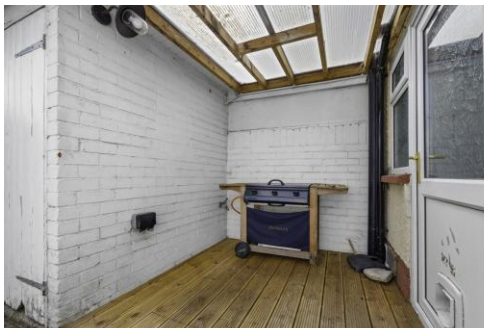
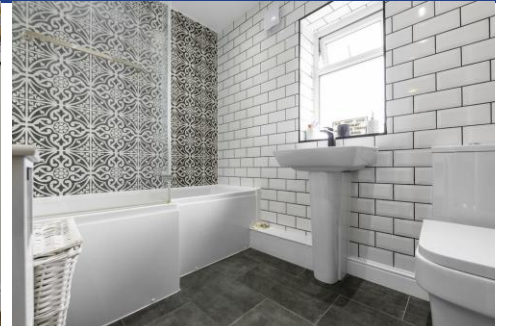
6' 8" x 6' 2" (2.05m x 1.88 m)

Water tight space ideal for storing bikes and garden equipment with power sockets and lighting. Upvc double glazed window to side and rear and upvc double glazed door access. Shed storage to side allows additional storage space.

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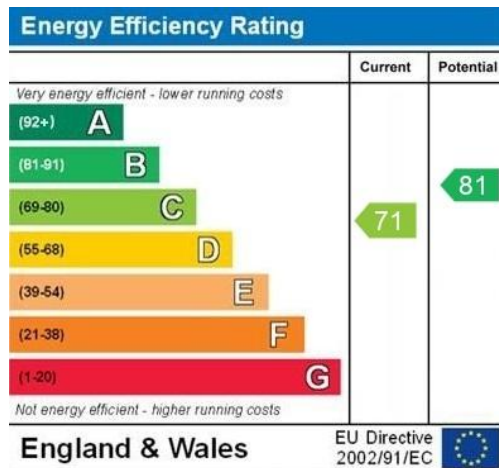
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Birchgrove 029 2052 9026

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