



60 RHYDHELIG AVENUE
HEATH
CARDIFF CF14 4DE

ASKING PRICE OF
£400,000



SEMI-DETACHED HOUSE



3



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**** FOR SALE WITH NO ONWARDS CHAIN ****

A larger than average semi detached property in the sought after area of Heath close to The University Hospital of Wales Hospital and Heath Park. The property briefly comprises of entrance porch, entrance hallway, lounge sitting room, dining room, sun lounge, kitchen, cloakroom, three bedrooms, bathroom and separate wc. Gardens and garage.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,227 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are within walking distance. The property is situated a stone's throw away from Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

ENTRANCE PORCH

Entered via upvc double doors with obscure glazed panels. Original black and white tiled floor.

ENTRANCE HALLWAY

Entered via wooden door with obscure glazed panels and further obscure glazed panels to the side and above. Original coved ceiling. Picture rail. Radiator. Stairs rising to first floor with under stairs storage cupboard. Doors to all principal downstairs rooms.

LOUNGE

14' 1" (into bay) x 12' 6" (4.30m x 3.82m)
Upvc double glazed bay window to front. Coved ceiling.
Marble fireplace and hearth housing coal effect fire.
Radiator.

SITTING ROOM

11' 11" x 11' 7" into alcove (3.65m x 3.55m)
Sliding patio doors to sun lounge. Coved ceiling. Picture rail.
Feature stone fireplace with inset coal effect fire. Radiator.

DINING ROOM

9' 8" x 7' 6" (2.96m x 2.29m)
Two upvc double glazed windows to side.

SUN LOUNGE

10' 7" x 7' 9" (3.23m x 2.38m)
Double glazed sliding doors to rear garden. Open to :-

KITCHEN

15' 3" x 7' 5" incorporating base unit (4.67m x 2.28m)
Two obscure double glazed windows to side and obscure glazed door to rear. Quarry tiled floor. Part tiled walls. Fitted base and wall units with worksurface incorporating stainless steel sink unit with mixer tap. Built in double electric oven. Inset gas hob. Plumbing for washing machine and room for fridge freezer. Storage cupboard with room for tumble dryer.

CLOAKROOM

Original decorative glazed window to side. Part tiled walls. Cloak hanging. Vanity unit with inset wash hand basin opening to :-

WC

Upvc obscure double glazed window to side. Part tiled walls. High level storage cupboard/ Cloak hanging. Low level wc.

FIRST FLOOR

Landing area with access to loft space. Walk in airing cupboard with shelving. Wall mounted Vaillant gas central heating boiler. Factory lagged hot water tank.

BEDROOM ONE

14' 3" x 11' 8" (4.36m x 3.57m)
Upvc double glazed bay window to front. Picture rail. radiator.

BEDROOM TWO

12' 2" x 10' 9" (3.71m x 3.30m)
Upvc double glazed window to rear. Picture rail. Range of fitted wardrobes with hanging and storage cupboards over. Built in dressing table with mirror over. Radiator.



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BEDROOM THREE

10' 7" x 7' 6" (3.23m x 2.29m)

Upvc double glazed window to front. Picture rail. Shelving to one wall. Radiator.

BATHROOM

Upvc obscure double glazed window to rear. Downlighters to ceiling. Fully tiled walls and flooring. Two piece suite comprising pedestal wash hand basin and bath with shower over and shower screen. Radiator

WC

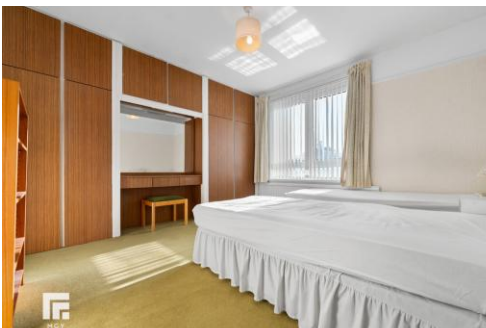
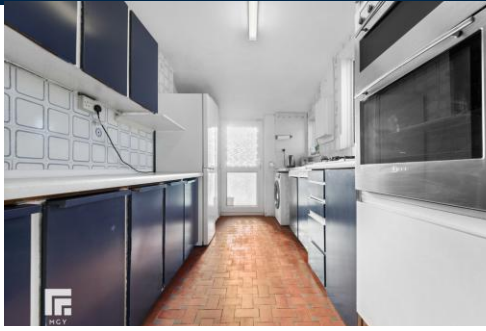
Upvc obscure double glazed window to rear. Fully tiled walls and floor. Wc with concealed tank.

OUTSIDE

REAR GARDEN - South facing rear garden. Laid to lawn with paved patio area. Wrought iron gate leading to block paved driveway. Personal door to detached garage. Wooden storage shed. Mature shrub and flower borders.



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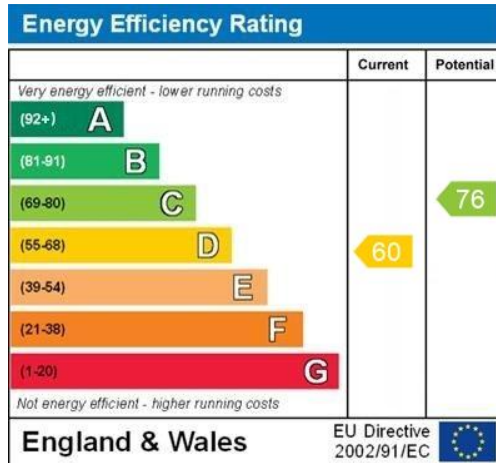
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GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.

1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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BIRCHGROVE 029 2052 9026

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