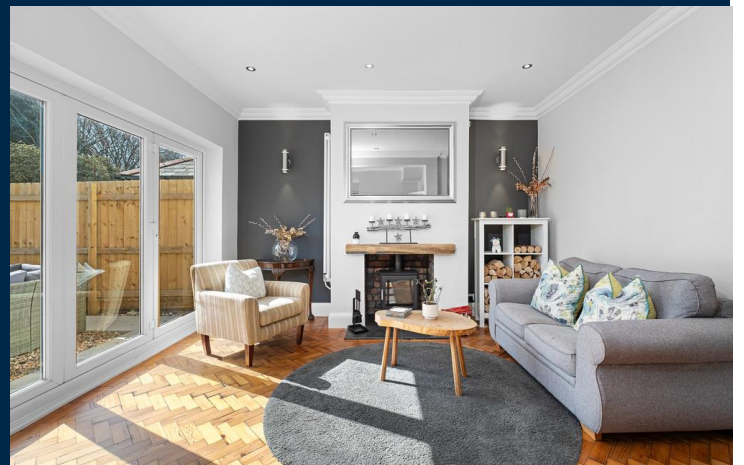
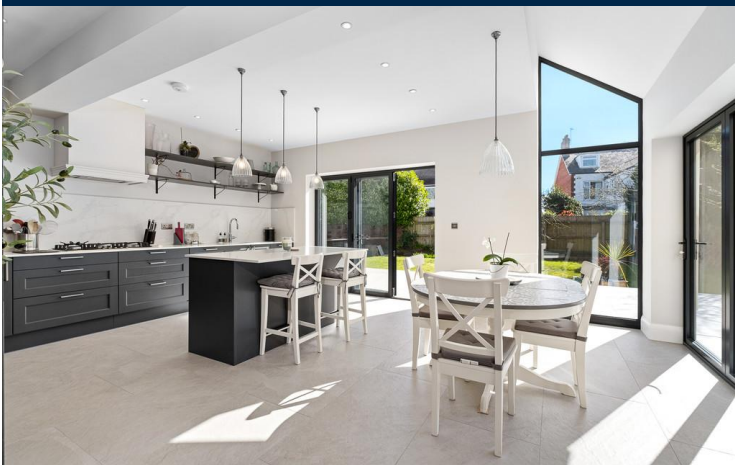




12 HEATH PARK CRESCENT
HEATH
CARDIFF CF14 3RL

OFFERS IN EXCESS OF
£750,000



SEMI-DETACHED HOUSE



5



2



3



1

MGY are proud to offer for sale this quite exceptional 5 bedroom semi detached property benefitting from a double storey side and rear extension and situated in a much sought after location. The accommodation comprises porch, entrance hall, lounge, sitting room opening to a large kitchen / dining area with hidden pantry, a good size utility room and w.c to the ground floor. On the first floor there are 5 bedrooms, ensuite to the master bedroom and a further family bathroom. There is an enclosed South facing garden to the rear, and ample off road parking to the front. No ongoing chain.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,881 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Located in the sought after area of Heath in North Cardiff within close proximity to Heath Park and the UHW, but also within walking distance of Roath Park Lake. Vibrant Wellfield road, Whitchurch Road or Caerphilly Road are also close at hand with a variety of bars and restaurants etc. There are well regarded schools at all levels in the area. Public transport links are good to the City Centre and beyond.

PORCH

Entered via glazed door. Electric and gas meter cupboards.

ENTRANCE HALL

Entered via obscured glazed door with stained glass panels either side and glazed panels over. Original wood block flooring. Radiator with decorative cover. Understairs storage / cloak cupboard. Picture rail.

LOUNGE

15' 0" into bay x 13' 1" into alcove (4.58m x 4.01m)
Double glazed bay window to front with fitted shutters.
Wood block flooring. Fitted storage cupboards. Feature electric fire with wooden mantle over. Coved ceiling.
Spotlights above alcoves. Radiator.

SITTING ROOM

12' 11" x 11' 11" into alcove (3.95m x 3.65m)
Double glazed uPVC bi- folding doors. Wood block flooring.
Vertical radiator. Wood burning stove. Coved ceiling and spotlights. Opening to:-

OPEN PLAN KITCHEN/ DINING AREA

20' 11" x 17' 8" (6.38m x 5.40m)

A magnificent space flooded with natural light. 2 sets of bi-folding doors. Full length double glazed window to vaulted ceiling. Double glazed window to side. Fitted kitchen with Quartz work surfaces incorporating one and a half Rangemaster ceramic sink and Quooker tap. 5 ring gas hob with extractor over. 2 full size ovens. Integrated fridge / freezer and additional integrated freezer. Integrated dishwasher. Central island with Quartz work surface, storage below and wine fridge. Hidden walk in pantry. Tiled flooring with Underfloor heating. Opening to :-

INNER PORCH

Seating area, doors to utility room and downstairs w.c. Cupboard with underfloor heating controls. Tiled flooring with Underfloor heating.

UTILITY ROOM

8' 6" x 9' 1" (2.61m x 2.77m)

Double glazed window to front. Obscured double glazed door to side. Tiled flooring with Underfloor heating. Base and wall units with Quartz work surfaces incorporating ceramic sink unit with mixer tap. Integrated washing machine. Space for tumble dryer. Cupboard housing has combi boiler. Spotlights.

W.C

Obscured double glazed window to side. Tiled flooring with Underfloor heating. Vanity enclosed wash hand basin with mixer tap and storage below. Tiled to one wall.

FIRST FLOOR

STAIRS & LANDING

Access to boarded loft space. Doors to 5 bedrooms and bathroom.

BEDROOM ONE

13' 9" x 15' 7" (4.21m x 4.77m)

A stunning bedroom with vaulted ceiling and large double glazed window to the rear Southerly aspect. 2 vertical radiators. Door to :-



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EN-SUITE

7' 2" x 6' 3" (2.19m x 1.91m)

Obscured double glazed window to side. Walk in shower with rain shower head and further attachment, w.c, vanity enclosed wash hand basin with mixer tap and storage below. Heated towel rail. Tiled floor and walls.

BEDROOM TWO

15' 1" into bay x 11' 3" (4.60m x 3.44m)

Double glazed uPVC window to front bay with fitted shutters. Coved ceiling. Radiator. Fitted wardrobes.

BEDROOM THREE

12' 11" x 10' 8" (3.95m x 3.26m)

Double glazed window to rear with fitted shutters. Fitted wardrobes. Coved ceiling. Radiator.

BEDROOM FOUR

8' 2" x 8' 8" (2.49m x 2.65m)

Double glazed window to front. Radiator. Spotlights to ceiling.

BEDROOM FIVE

8' 7" x 6' 9" (2.64m x 2.07m)

Double glazed window to front with fitted shutters. Radiator. Coved ceiling.

BATHROOM

7' 9" x 6' 11" (2.38m x 2.11m)

Obscured double glazed window to rear. Large bath with mixer tap and shower attachment, walk in shower cubicle with rain shower head and further shower attachment, vanity enclosed wash hand basin with mixer tap, w.c. Tiled walls and floor. Spotlights to ceiling. Heated towel rail.

OUTSIDE

Rear- A stunning South Facing rear garden with large paved seating area and step down to lawn. Gated side access. Enclosed with fencing.

Front- driveway providing ample off road parking.



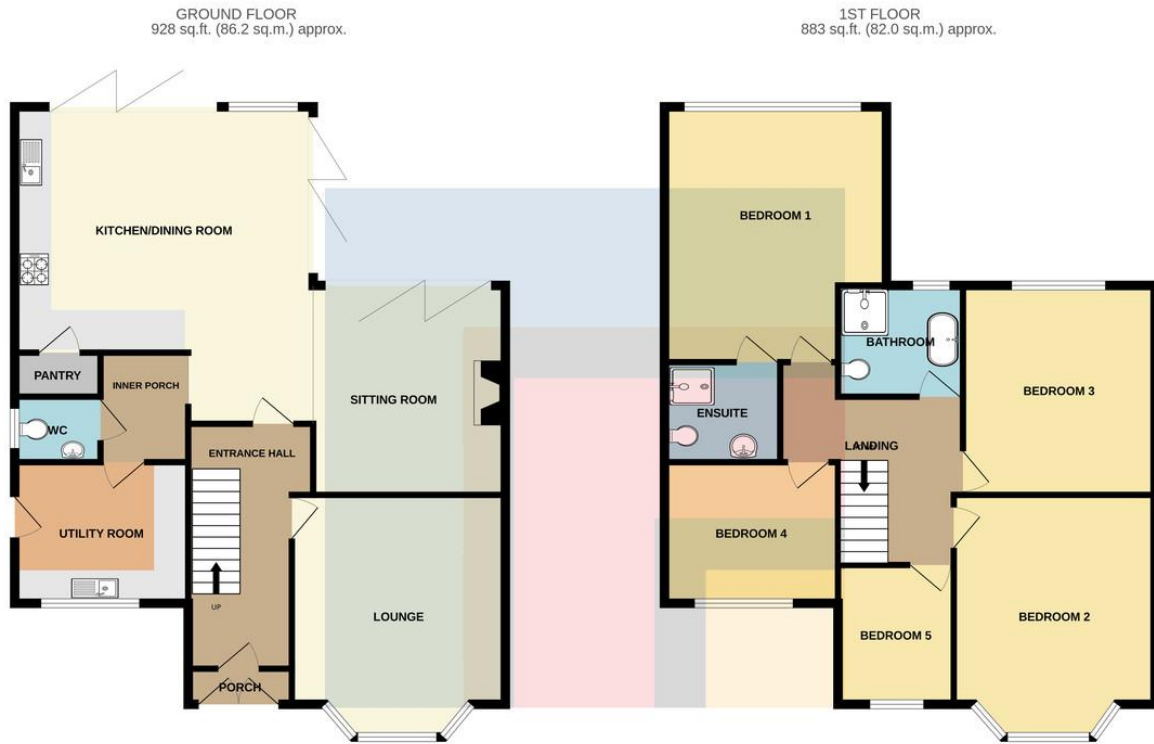
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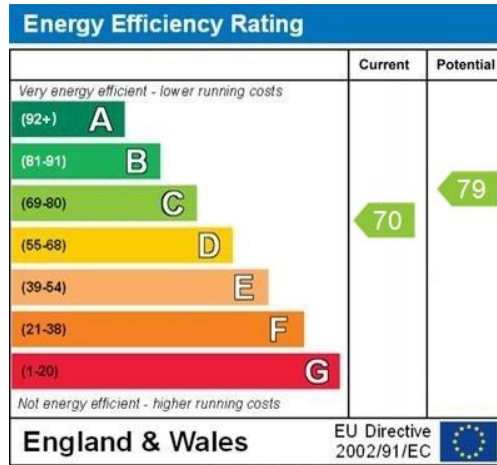


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TOTAL FLOOR AREA: 1811 sq.ft. (168.2 sq.m.) approx.

Whilst 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 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.



BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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