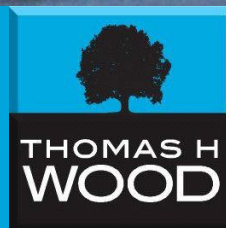




21 Heol Mynydd Bychan

Heath, Cardiff, CF14 4NL



Asking Price Of £399,950

4 Bedrooms



A spacious and well proportioned detached property situated in a popular residential area close to all local amenities and well regarded schools. Within easy reach of the M4 and A470 motorways and with regular public transport to Cardiff City centre. The accommodation comprises of an entrance hall, WC, sitting room, dining room, kitchen/breakfast room, living room, utility room, four double bedrooms, one with en-suite and family bathroom. The property is double glazed throughout with gas fired central heating. The enclosed rear garden has been superbly maintained and to the front of the property is off road parking for two cars.

ENTRANCE HALL

Via double glazed wooden front door. Painted walls, coving, painted ceiling. Double radiator panel. Stairs to first floor.

SITTING ROOM

16'10" x 12'5" (5.14m x 3.79m) max. Painted walls, coving, painted ceiling. Double glazed uPVC windows to front bay. Two double radiator panels, heating thermostat. Stone effect mantelpiece with tiled insert and electric fire. TV and phone points. TV and phone points. Arch to

DINING ROOM

11'7" x 8' (3.43m x 2.45m) max. Painted walls, coving, painted ceiling. Double radiator panel. Double glazed uPVC French doors to rear.

LIVING ROOM

17' x 8'2" (5.20m x 2.51m) max. Painted walls and ceiling, recessed lighting. Double glazed uPVC window to front. Double radiator panel with TRV

WC

White suite comprising low level WC, corner pedestal basin with chrome taps. Single radiator panel. Painted walls and ceiling. Double glazed uPVC window to front.

KITCHEN/BREAKFAST ROOM

16'2" x 11'3" (4.94m x 3.43m) max. Beech effect units with marble effect worksurface and tiled splashback. 1 ½ white sink and drainer with chrome mixer tap. Four ring gas hob,



extractor hood over and single electric oven. Double glazed uPVC window and French doors to rear. Space for fridge/freezer, dishwasher and washing machine. Painted walls and ceiling, linoleum flooring. Large understairs cupboard. Heating controls.

UTILITY ROOM

6'8" x 5'3" (1.62m x 2.05m) max. Beech effect units with marble effect worksurface and tiled splashback. Single stainless steel sink and drainer with chrome taps. Space for washing machine. Double glazed door to side. Ideal Icos regular boiler. Extractor fan.

LANDING

Via enclosed staircase. Painted walls and ceiling. Airing cupboard containing hot water cylinder. Access to loft area.

MASTER BEDROOM

12' x 10'8" (3.68m x 3.25m) max. Feature wallpapered wall, painted walls and ceiling. Double glazed uPVC window to rear, wooden shutters. Single radiator panel with TRV.

EN-SUITE SHOWER ROOM

6'8" x 4'5" (2.04m x 1.37m) max. White suite comprising basin with chrome mixer tap set into vanity unit, low level WC, shower cubicle with chrome mixer shower. Painted walls and ceiling. Extractor fan, shaver point. Single radiator panel. Double glazed uPVC window to side.

BEDROOM 2

15'2" x 8'8" (4.63m x 2.65m) max. Painted walls and ceiling. Double glazed uPVC window to front. Double radiator panel with TRV.

BEDROOM 3

13'6" x 8'3" (4.12m x 2.54m) max. Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

BEDROOM 4

9'2" x 9' (2.81m x 2.76m) max. Painted walls and ceiling. Double glazed uPVC window to front. Single radiator panel

with TRV. Integral wardrobe with sliding, mirrored doors.

BATHROOM

7'6" x 6'2" (2.31m x 1.88m) max. White suite comprising basin with chrome mixer tap set into vanity unite, low level WC, bath with chrome mixer tap/shower head. Tiled walls, painted walls and ceiling. Double glazed uPVC window to front. Shaver point. Double radiator panel.

OUTSIDE

FRONT

Tarmacadam driveway with parking space for two cars, small lawn. External light. Access to rear via side gate.

REAR

Paved patio area, lawn. Mature shrubs and trees. Timber shed to remain. Timber fencing to perimeter. External light, tap and electric power point.

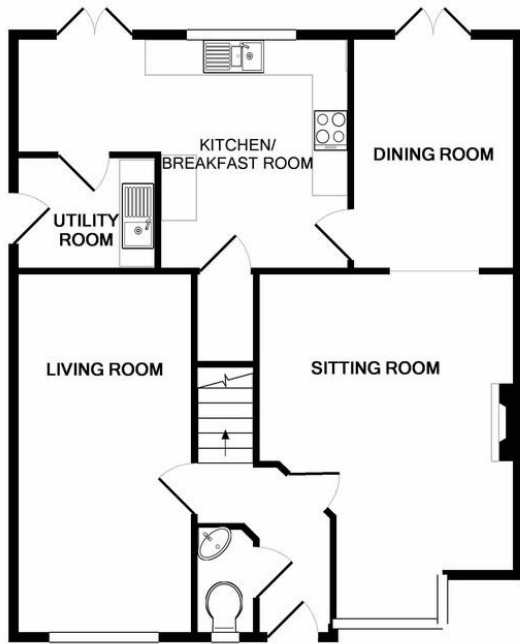
COUNCIL TAX

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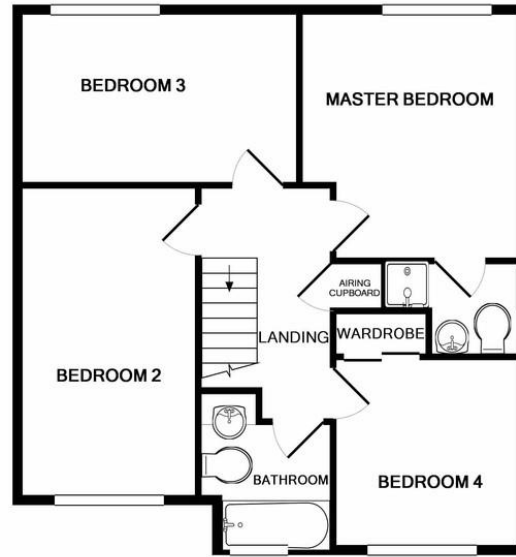
TENURE

We believe this property to be freehold. This should be verified by the purchasers solicitor.





GROUND FLOOR

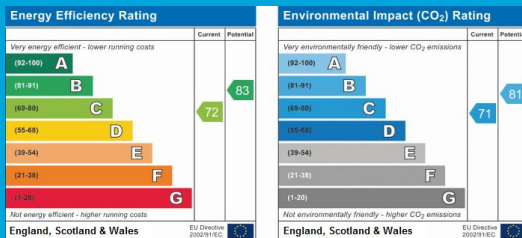


1ST FLOOR

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements