

48 St. Edwen Gardens | Heath | Cardiff | CF14 4LA

****MUCH SOUGHT AFTER LOCATION**** IN NEED OF MODERNISATION ** MGY are delighted to offer for sale this three bedroom semi detached property overlooking the tree lined green of the very popular St Edwen Gardens in Heath area. Close to The University Hospital of Wales, local amenities and public transport links to the city centre. The property comprises of hallway, living room, sun room, shower and wc room, kitchen, three bedrooms and bathroom. A good size rear garden and off road parking to the front. Viewing recommended.

* NO CHAIN *

Offers Over £330,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS CHAIN FREE
- LARGE REAR GARDEN & OFF ROAD PARKING
- SOUGHT AFTER STREET IN HEATH
- EPC RATING E

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Property Description

HALLWAY

Upvc double glazed door with obscure glazed panel. Upvc obscure double glazed window to side. Original wood block flooring under carpet. Stairs rising to first floor. Central heating radiator.

LIVING ROOM

12' 11" maximum x 22' 11" (3.94m x 6.99m) Upvc double glazed bay window to front. Upvc double glazed double doors with glazed panel to sun room. Coved ceiling. Original wood block flooring. Feature fireplace housing coal effect gas fire. Shelving to alcove. Tv aerial. Serving hatch. Central heating radiator.

SUN ROOM

14' 7" x 9' 6" (4.45m x 2.91m) Upvc double glazed windows and doors to rear garden. Central heating radiator. Door to shower/wc.

SHOWER/WC

Part tiled shower and door to low level wc. Upvc obscure window to rear.

KITCHEN

9' 6" x 10' 8" (2.90m x 3.26m) Upvc double glazed window to side. Vinyl flooring. Range of base and wall units incorporating stainless steel sink unit with drainer. Wall mounted gas boiler. Serving hatch. Door to pantry with shelving and upvc obscure window to side. Central heating radiator.

FIRST FLOOR

LANDING - Upvc double glazed obscure window to side. Large airing cupboard.

BEDROOM ONE

12' 0" x 12' 1" (3.66m x 3.70m) Upvc double glazed window to front overlooking the green. Fitted cupboard with hanging and storage. Central heating radiator.

BEDROOM TWO

10' 5" x 12' 0" (3.20m x 3.68m) Upvc double glazed window to rear. Room split into two with stud wall for office effect. Central heating radiator.

BEDROOM THREE

7' 10" x 7' 10" (2.40m x 2.40m) Upvc double glazed window to front overlooking the green. Central heating radiator.

BATHROOM

7' 10" x 6' 6" (2.40m x 1.99m) Upvc double glazed obscure window to rear. Vinyl flooring. Part tiled walls Four piece suite comprising of panelled bath, low level wc, wash hand basin and shower cubicle. Central heating radiator.

Michael Graham Young

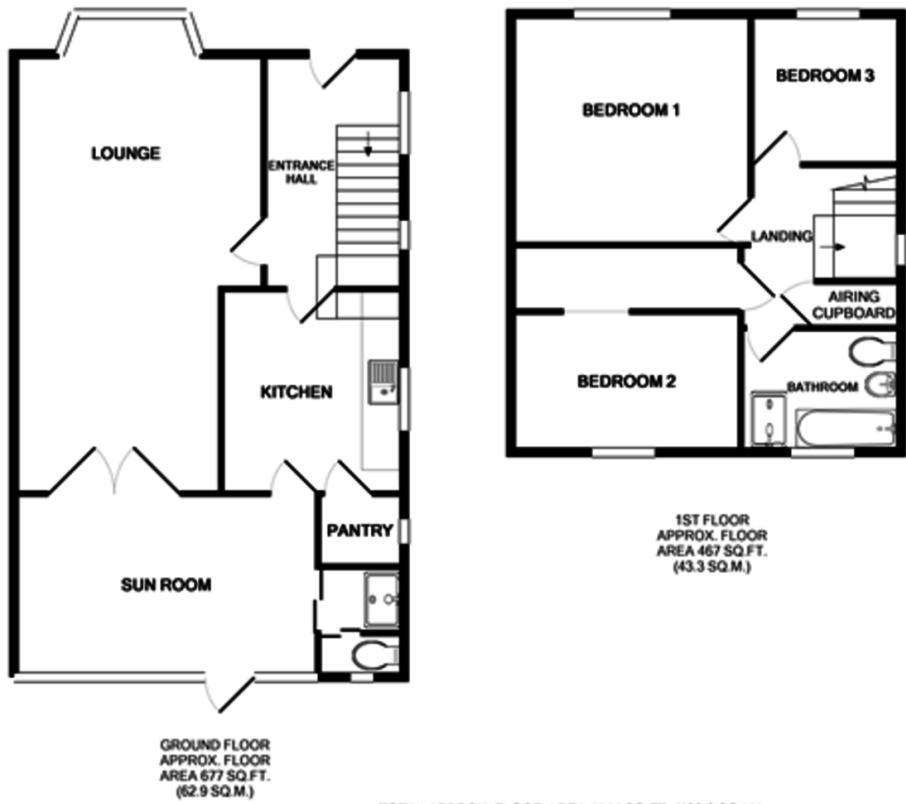
OUTSIDE

FRONT - Laid to lawn with driveway leading to garage. Gate to rear garden.

REAR - A good size garden laid mainly to lawn with patio area. Range of mature trees and shrubs. Gate to driveway.



Michael Graham Young



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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Tenure
Freehold

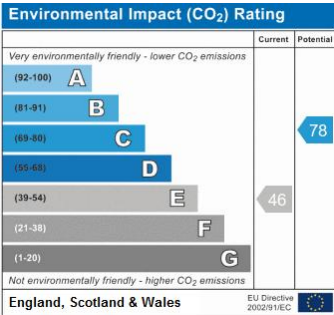
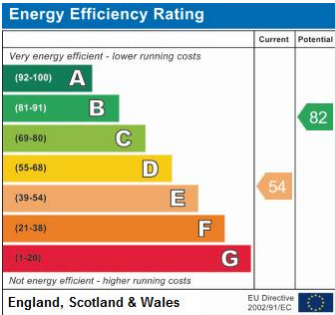
Council Tax Band
F

Approx. Floor Area
1,184 sq ft

Viewing Arrangements
Strictly by appointment

Contact Details
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