

117 Maes-y-coed Road

Heath | Cardiff | CF14 4HE

Semi-Detached House | Offers Over £360,000



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PROPERTY DESCRIPTION

MGY are delighted to offer for sale this three bedroom property in the Heath area of Cardiff close to schools, shops and local transport links to the city centre. Walking distance to the University Hospital of Wales and Heath park. The property briefly comprises of hallway, lounge, dining room open to kitchen, utility room, cloakroom, three bedrooms and bathroom. An excellent size very pretty south facing rear garden. Viewing highly recommended.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 845 Sq Ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via upvc double glazed door with glazed panels and further glazed panels to either side. Coved ceiling. Original wood block flooring. Glazed staircase rising to first floor with under stairs storage cupboard with cloak hanging and gas meter. Central heating radiator.

LOUNGE

14' 2" into bay x 12' 3" into alcove (4.32m x 3.74m) Upvc double glazed bay window to front. Coved ceiling. Original wood block flooring. Fireplace with wooden mantle housing coal effect electric fire. Central heating radiator.

DINING ROOM

12' 11" x 11' 4" into alcove (3.96m x 3.46m) Aluminium bi folding doors opening to excellent size south facing rear garden. Coved ceiling with down lighters. Central heating radiator. Open plan to :

KITCHEN

10' 8" x 6' 10" incorporating base unit (3.27m x 2.09m) Upvc double

glazed window to side. Down lighters to ceiling. Grey oak effect flooring. Range of fitted wall and base units with work surface to decorative tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Built in electric oven with inset four ring gas hob with safety glass splash back and extractor fan over. Plumbing for dish washer. Recess for fridge. Breakfast bar with wine rack. Door to ;

UTILITY ROOM

Upvc obscure double glazed door to rear garden. Grey oak effect flooring. Plumbing for automatic washing machine with space for tumble dryer over. Recess for fridge freezer. High level shelving. Door to :

WC

Upvc window to rear. Tiled walls. Low level wc. Wall mounted Vaillant gas central heating boiler.

FIRST FLOOR

LANDING AREA - Upvc obscure double glazed window to side.

Coved ceiling. Access to loft space. Door to :

BEDROOM ONE

13' 9" into bay x 11' 7" into alcove (4.21m x 3.55m) Upvc double glazed window to front. Coved ceiling. Central heating radiator.

BEDROOM TWO

12' 11" x 11' 5" into alcove (3.95m x 3.50m) Upvc double glazed window to rear, Alcoves with rails for hanging. Coved ceiling. Central heating radiator.

BEDROOM THREE

8' 1" x 7' 0" (2.48m x 2.14m) Upvc double glazed window to front. Coved ceiling. Wood effect flooring. Central heating radiator.

BATHROOM

Upvc obscure double glazed window to rear. Down lighters to ceiling. Ceramic tiled flooring with tiled walls. Four piece suite comprising of panelled bath with mixer tap, walk in shower unit and wash hand basin. Chrome heated towel ladder. Extractor fan.

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OUTSIDE

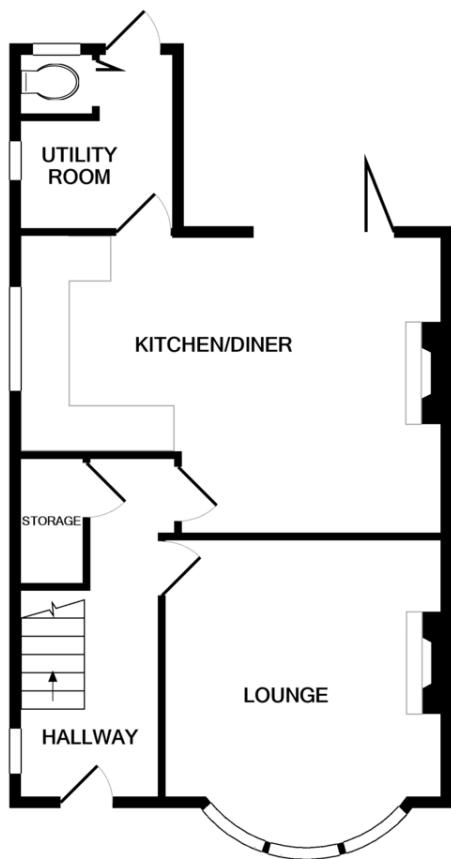
REAR GARDEN - Paved patio area. Decorative stoned areas with pathway and stepping stones to enclosed rear garden. Lawned area with solar lighting. Mature shrub and flower borders. Seating area with herb garden. Enclosed area with apple tree. Pretty pond area

with further seating area. Access to side and driveway via wooden gate. Door to garage.

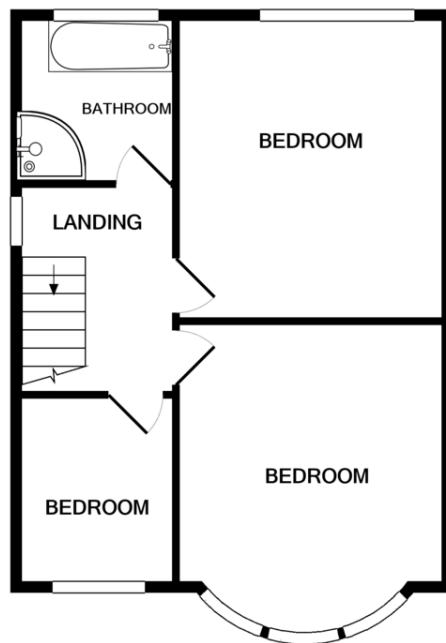
FRONT GARDEN - Stoned area with mature trees and shrubs. Key block driveway leading to garage.



FLOORPLANS

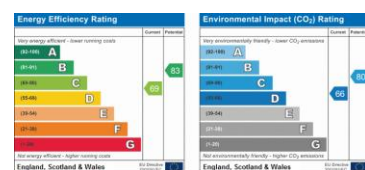


GROUND FLOOR



1ST FLOOR

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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