

43 King George V Drive West

Heath, Cardiff, CF14 4EE

Asking Price £595,000

HARRIS & BIRT

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Situated in the desirable area of Heath, this well presented semi-detached house on King George V Drive West offers a perfect blend of character features and modern conveniences. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms are interlinked via an archway providing natural light and ample room for relaxation and entertaining.

The property boasts a contemporary kitchen/ breakfast room, ground floor WC, modern bathroom with a jacuzzi bath and features a dual burning stove, ensuring warmth and a cosy atmosphere during the colder months. The landscaped gardens are a true highlight, offering a serene outdoor space to unwind and enjoy the beauty of nature. Additionally, there is a garden room and utility area, adding practicality to your daily routines.

One of the standout features of this home is its picturesque view overlooking Heath Park, providing a tranquil backdrop for your everyday life. The sought-after location not only offers easy access to local amenities but also ensures a sense of community and connection to the vibrant surroundings.

There is driveway parking for multiple vehicles, adding to the convenience of this beautiful property. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a peaceful retreat close to the heart of Cardiff, this semi-detached house is a wonderful opportunity not to be missed.







Accommodation

Ground Floor

Entrance Hallway 14'10 x 5'11 (4.52m x 1.80m)
Entered via a wooden panelled, stained glass and leaded door. Wood block herringbone with double edge flooring. Skirting boards. Spindle balustrade with newel post and fitting carpet to the stairs leading to the first floor. Under stairs storage cupboard. Inset ceiling light fitting. UPVC double glazed window to the front aspect. Doors leading to:

WC 3'10 x 2'7 (1.17m x 0.79m)
Tiled floor. Skirting boards. Low level WC. Corner wall mounted wash hand basin. Tiled splash back. Inset ceiling light fitting. Wall mounted extractor fan.

Living Room 11'6 x 12'7 (3.51m x 3.84m)
Wood block herringbone with double edge flooring. Skirting boards. Feature gas fireplace with surround, back panel and hearth. Wall mounted uplighters to alcoves. Coving. Pendant light fitting. UPVC double glazed bow window to the front aspect. Archway to:

Dining Room 13'3 x 11'7 (4.04m x 3.53m)
Wood block herringbone with double edge flooring. Skirting boards. Dual log burning stove with hearth. Wall mounted uplighters to alcoves. Opening to the kitchen. Coving. Pendant light fitting. UPVC double glazed patio doors with opening leaded top sections to the rear garden.

Kitchen / Breakfast Room 18'10 x 8'8 (5.74m x 2.64m)
Natural flagstone floor. Skirting boards. Fitted kitchen comprising of high gloss wall and base units, Marble effect worktops, Glass panelled splash backs, One and a half stainless steel sink and draining board with chrome mixer tap, Integrated fridge/freezer, Wine chiller, space and plumbing for a slimline dishwasher, space for a cooker, stainless steel extractor fan. Inset ceiling spot lights. UPVC double glazed window to the side and rear aspects. Double glazed patio to the side aspect.

First Floor

Landing 8'8 x 7'3 (2.64m x 2.21m)
Fitted carpet. Skirting boards. Airing cupboard. Pendant light fitting. Access hatch with a pull down ladder to a boarded loft space with power sockets and light. UPVC double glazed window to the side aspect. Doors leading to:

Bedroom One 13'6 x 11'4 (4.11m x 3.45m)
Fitted carpet. Skirting boards. Coving. Two pendant light fitting. UPVC double glazed bow window to the front aspect.

Bedroom Two 12'7 x 12'10 (3.84m x 3.91m)
Fitted carpet. Skirting boards. Built in storage cupboard. Coving. Pendant light fitting. UPVC double glazed window to the rear aspect.

Bedroom Three 8'2 x 7'3 (2.49m x 2.21m)
Exposed floorboards. Skirting boards. Pendant light fitting. UPVC double glazed window to the front aspect.

Bathroom 7'1 x 7'7 (2.16m x 2.31m)
Tiled floor. Tiled walls. Low level WC. 'P' Shaped jacuzzi bath with chrome mixer tap and a hand held shower attachment, mains chrome shower over and a glass screen. Wall mounted vanity wash hand basin with chrome mixer tap. Vanity wall mounted cupboard with spot lights. Wall mounted extractor fan. Inset ceiling light. UPVC obscure double glazed window to the side aspect.

Outside

Front Garden
Paved driveway with gravelled side border. Garden mainly laid to lawn with a planted central feature and side borders. Gate towards end of the driveway to the rear garden.

Rear Garden
Paved patio area with a retractable awning attached to the house. Lawned area with side borders and gravelled feature areas.

Utility Area
Entered via the driveway from the rear garden. UPVC partial obscure double glazed door. Wall and base units, roll top worksurface, stainless steel sink and drainer, Space for a fridge/freezer, space and plumbing for a washing machine, space for a tumble dryer. UPVC double glazed windows to the front and side aspects.

Garden Room
Entered via a double glazed patio door. Wood effect laminate flooring. Double glazed bi folding doors to the rear garden.

Services
Mains Electricity, Gas, Water, Sewerage.

Directions
From our office head south on Caerphilly Road/A469,Turn left onto Rhydhelig Avenue, At the roundabout, continue straight onto King George V Drive West, Turn left to stay on King George V Drive West
Destination will be on the left.

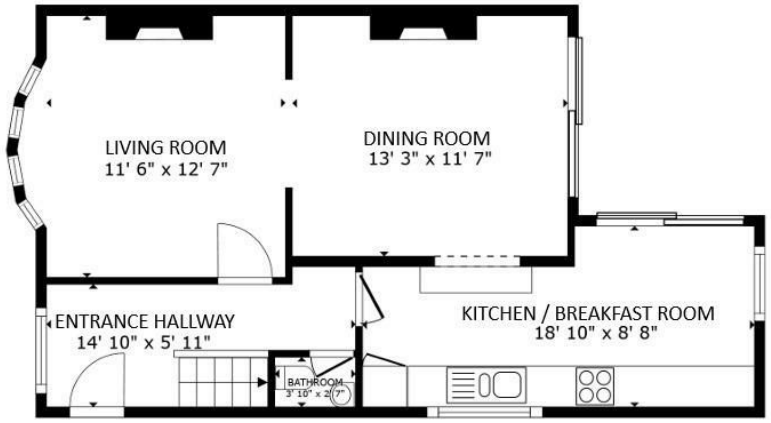




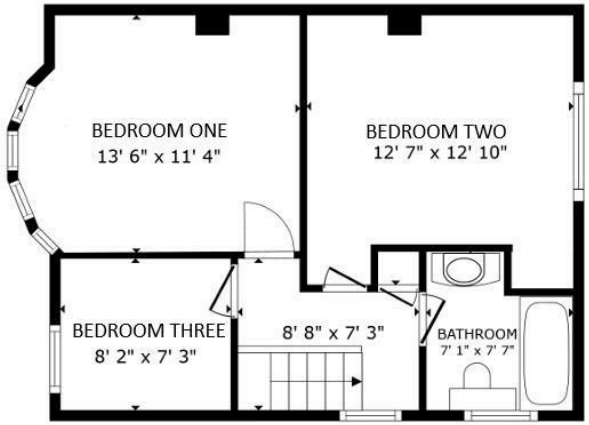








FLOOR 1



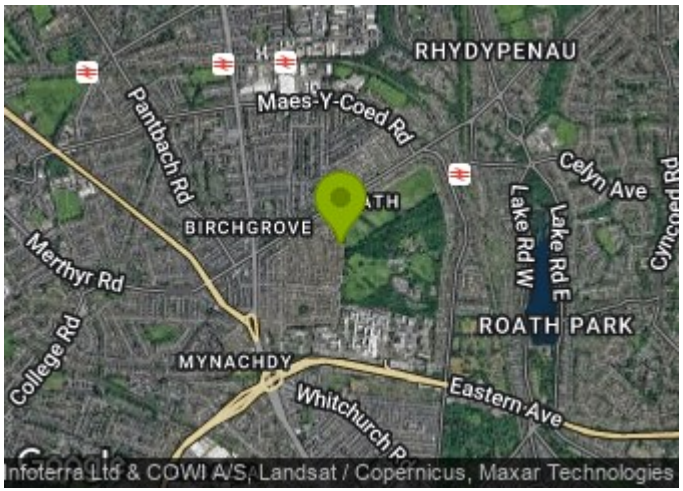
FLOOR 2

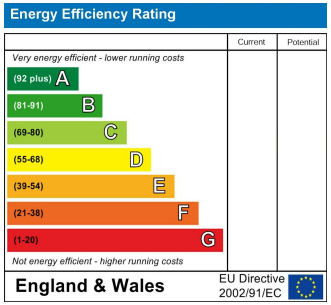
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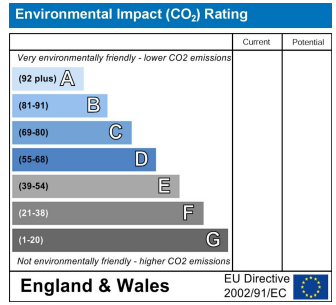
GROSS INTERNAL AREA
FLOOR 1 555 sq.ft. FLOOR 2 480 sq.ft.
TOTAL : 1,035 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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