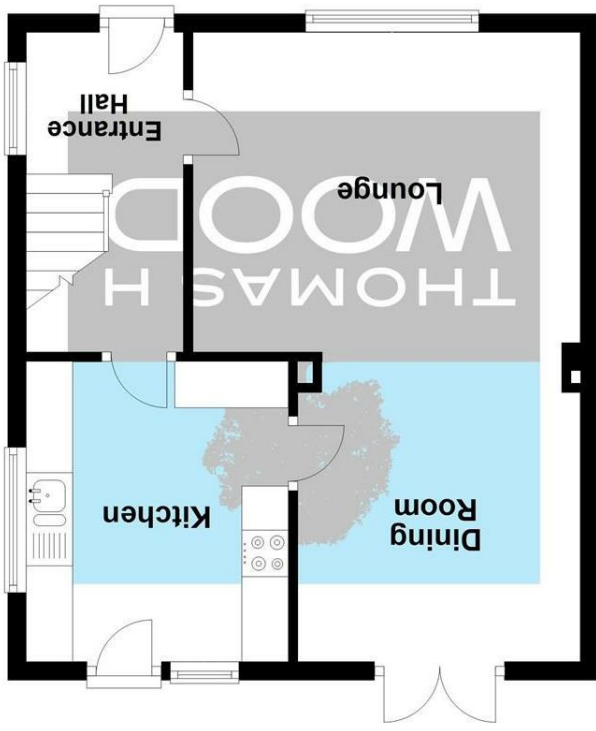
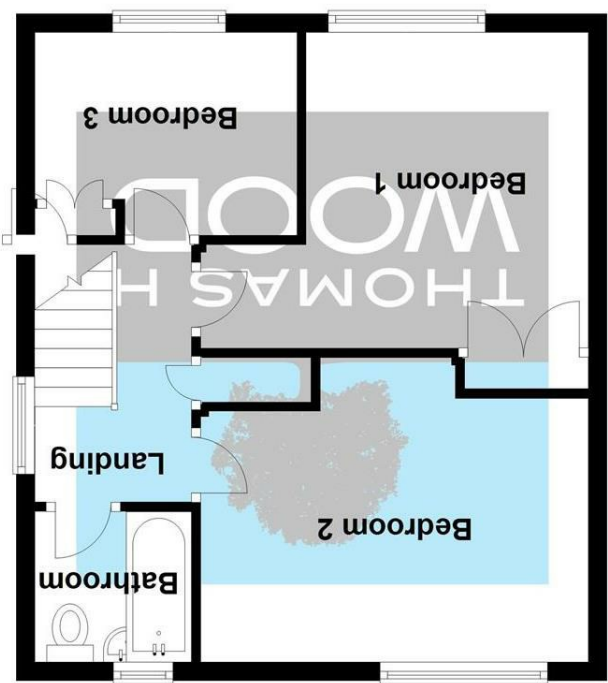


Total area: approx. 869.7 sq. feet



Ground Floor
Approx. 430.0 sq. feet



First Floor
Approx. 439.8 sq. feet

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
83	66
EU Directive 2002/91/EC England & Wales	



THOMAS H
WOOD

CONTACT

EMAIL

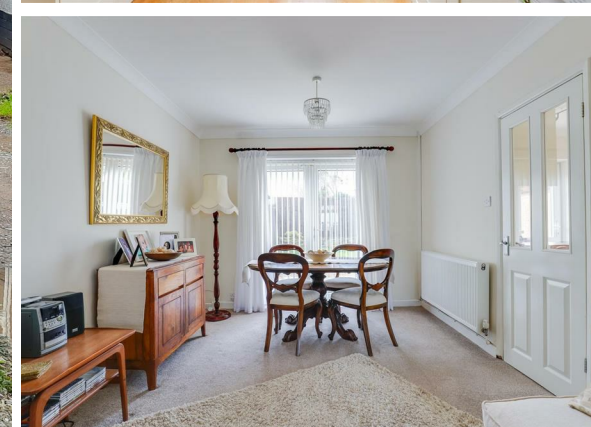
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27 Ton-Yr-Ywen Avenue,
Heath, Cardiff
CF14 4NZ



Asking Price £350,000
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 869.70 sq ft

Current EPC Rating - D66

Potential EPC Rating - B83



An immaculate and beautifully presented three bedroom semi-detached house in the popular and convenient location of Heath. The current owners have maintained the property to a high standard and is within walking distance to the local amenities of Birchgrove and the highly regarded primary and secondary schools. Heath Park and the University Hospital and close by along with the excellent public transport connects to the City Centre. The accommodation briefly comprises of; entrance hallway, two reception rooms, kitchen to the ground floor. To the first floor, there are three bedrooms and a family bathroom. The property benefits from an enclosed rear garden with side access and excellent off road parking. Viewings are highly recommended.

ENTRANCE HALLWAY

1.70m x 3.43m (5'6" x 11'3")

Engineered oak flooring, painted walls, smooth ceiling with coving and doors to all rooms. Useful under stairs storage and UPVC window to side.

LOUNGE

4.18m x 3.38m (13'8" x 11'1")

Carpeted floor, painted walls and smooth ceiling with coving. UPVC window to front aspect and radiator with TRV. Opening to;

DINING ROOM

3.05m x 2.92m (10'0" x 9'6")

Carpeted floor, painted walls and smooth ceiling with coving. UPVC French doors to rear garden and radiator TRV. Door to;

KITCHEN

2.81m x 3.23m (9'2" x 10'7")

A range of wall and base units and contrasting work surfaces over. One and a half bowl stainless steel sink, space and plumbing for fridge freezer and washing machine. Integrated slimline dishwasher, four ring gas hob with stainless steel extractor over and double oven. UPVC windows and door.

LANDING

Via carpeted staircase, leading to landing with loft hatch. Doors to all rooms. Useful storage cupboard and UPVC obscure window to side.

BEDROOM ONE

4.11m x 3.34m (13'5" x 10'11")

Overlooking the front aspect of the property. A generous double bedroom with carpeted floors, painted walls and smooth ceiling with coving. Radiator panel with TRV, UPVC window with fitted blind and wardrobe.

BEDROOM TWO

4.09m x 3.42m (13'5" x 11'2")

Overlooking the rear aspect to the property. A further generous double bedroom with carpeted floors, painted walls, smooth ceiling with coving, radiator panel with TRV and UPVC window with fitted blind.

BEDROOM THREE

2.72m x 2.18m (8'11" x 7'1")

Overlooking the front aspect to the property. A good size single bedroom with carpeted floors, painted walls and smooth ceiling with coving. Radiator panel with TRV, UPVC window with fitted blind and wardrobe.

OUTSIDE

FRONT

Off road parking and gated access to rear.

REAR

with patio area, accessed via kitchen and dining room. Leading to laid lawn with brick built and timber perimeters. Side return with further patio and shed gate to front.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

