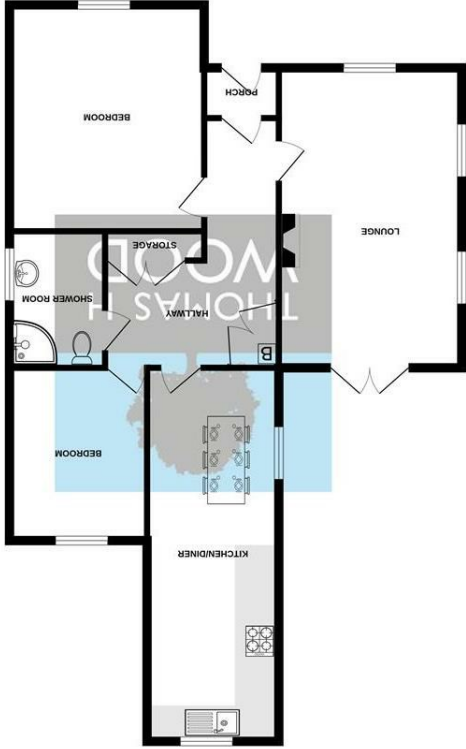


Made every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is the authors property and must be used as such by any prospective purchaser. The services, systems and appliances shown have not been rated and no guarantee as to their quality or efficiency can be given.

Made with Measure 2024



GROUND FLOOR
84.6 sq.m. (911 sq.ft.) approx.

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

www.thomashwood.com

WEBSITE

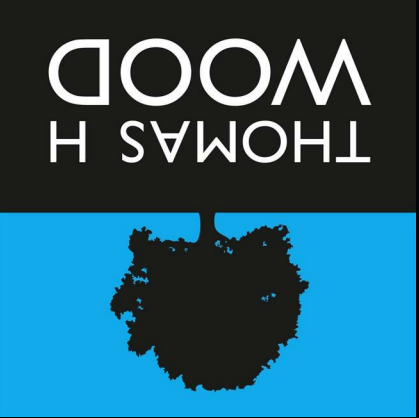
02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT





17 King George V Drive
West,
Heath, Cardiff
CF14 4FD



£425,000
Bungalow - Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 911.00 sq ft

Current EPC Rating - D56

Potential EPC Rating - B81



Presenting a charming two-bedroom detached bungalow, ideally positioned on King George V Drive, overlooking the scenic Heath Park. This delightful property is within close proximity to the University Hospital of Wales (UHW), local amenities in Birchgrove, and excellent transport links to Cardiff City Centre. With a thoughtfully extended kitchen and dining area, two spacious double bedrooms, a newly installed combination boiler, and updated flooring, this bungalow is ready to welcome new owners. The property briefly comprises: a porch, entrance hallway, lounge, spacious kitchen/diner, two double bedrooms, and a modern shower room. Externally, there is a driveway leading to a single garage, along with beautifully maintained front and rear gardens. On-street permit parking is available upon application. Viewings are highly recommended to appreciate the generous living space and potential this property offers. Available with no onward chain.

ENTRANCE

The home is accessed via a partially glazed uPVC front door leading to a welcoming porch with mosaic floor tiles. From here, an original hardwood glazed door with matching side panels opens into the entrance hallway, featuring three recessed storage cupboards, one housing the 'Viessmann' combination boiler.

LOUNGE

5.74m x 3.61m (18'9",m x 11'10")

This bright and airy reception room features a central electric fireplace with a wooden surround and marble hearth. Two feature stained glass windows to the side elevation add character, while a large uPVC double-glazed window to the front provides scenic views of Heath Park. Double French doors with glazed side panels open out to the rear garden, inviting natural light into the room.

KITCHEN/DINING ROOM

7.12m x 2.58m (23'4" x 8'5")

The spacious kitchen/diner is fitted with ceramic tiled flooring and boasts a range of shaker-style base units with Silestone countertops. Integrated 'Neff' appliances include a dishwasher and fridge, complemented by a 'Whirlpool' electric oven and 4-ring induction hob with extractor fan. Space and plumbing for additional freestanding white goods are also provided. The kitchen includes a bowl-and-a-half

stainless steel sink with mixer tap, a uPVC window with garden views, and a partially glazed back door leading to the rear garden.

BEDROOM ONE

4.08m x 3.91m (13'4" x 12'9")

This generous double bedroom features laminate flooring, a stained glass window to the side elevation, and a large uPVC window to the front, offering more views across Heath Park.

BEDROOM TWO

3.34m x 2.87m (10'11" x 9'4")

The second double bedroom also benefits from laminate flooring and features a uPVC window overlooking the rear garden.

SHOWER

2.45m x 1.81m (8'0" x 5'11")

The modern shower room is equipped with a white 3-piece suite, including a corner shower cubicle with electric shower, a vanity unit with a wash hand basin, and a WC. Additional features include ceramic tiled flooring, partial wall tiling, a chrome towel radiator, recessed ceiling spotlights, and an obscure uPVC window.

OUTSIDE

FRONT

The property is accessed via a shared driveway, leading to a single garage with a manual up-and-over door. The front garden is laid to lawn with a central paved path guiding you to the front entrance.

REAR

The generously sized rear garden is fully enclosed and primarily laid to lawn, offering a large patio area—perfect for outdoor dining and entertaining.

TENURE

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

COUNCIL TAX

Band F

