

Maes-y-Coed Road, Heath, Cardiff, CF14 4HH.



PRICE: £325,000 Freehold

- Extended three bedroom
- Semi detached house
- Spacious family accommodation
- Driveway and garage
- Good size private rear garden
- EPC Rating - D



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MOGINIE  
JAMES

A beautiful presented, extended, three bedroom semi detached house. Ideal for families, this spacious home offers excellent living space with accommodation comprising: entrance hall, sitting room, living area opening to dining area, conservatory, modern kitchen and wc on the ground floor and there are three bedrooms and modern bathroom on the first floor. To the outside is a good size private rear garden, single garage, driveway parking and storage sheds with power. Situated in the popular location close to local shops and amenities.



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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## Ground Floor:

**Entrance Hall:** Entered via a wood effect upvc double glazed front door, wood floor, stairs to the first floor and upvc double glazed window to the side. Doors to:

**Sitting Room:** 13' (3.96) (max, into bay) x 11' (3.35). With wood floor, coved ceiling and upvc double glazed bay window to the front.

**Living Area:** 13' x 11'6" (3.96m x 3.5m). With fitted carpet. Open through to:

**Dining Area:** 12' x 7'6" (3.66m x 2.29m). With fitted carpet and upvc double glazed sliding doors to the conservatory.

**Conservatory:** 13'9" x 10' (4.2m x 3.05m). With fitted carpet (tiled floor below), upvc double glazed windows to the side and rear and upvc double glazed doors to the rear garden.

**Kitchen:** 14'8" x 6'1" (4.47m x 1.85m). With a range of wall and floor level units, 1 1/2 bowl sink and drainer with mixer tap, 4 ring gas hob, integrated oven and grill, integrated fridge, integrated washing machine, integrated dishwasher, tiled splash back, inset ceiling spotlights, breakfast bar and upvc double glazed window to the side. Leading to:

**Inner Lobby:** With tiled floor and upvc double glazed door leading to the rear garden. Opening to conservatory. Door to:

**Wc:** With tiled floor, partially tiled walls and suite comprising: wash hand basin and wc.

## First Floor:

**Landing:** With fitted carpet, access hatchway to the loft and upvc double glazed window to the front. Doors to:

**Bedroom One:** 13'1" (4) (max, into bay) x 11' (3.35). With fitted carpet and upvc double glazed bay window to the front.

**Bedroom Two:** 11'6" x 10' (3.5m x 3.05m). With laminate floor, coved ceiling, built in wardrobe and upvc double glazed window to the rear.

**Bedroom Three:** 9'1" x 8'6" (2.77m x 2.6m). With fitted carpet, fitted wardrobe and upvc double glazed window to the front.

**Bathroom with wc:** With suite comprising: panelled bath, wash hand basin and wc. Wall mounted extractor, heated towel rail, inset ceiling spotlights and obscure upvc double glazed window to the side.

## Outside:


**Front Garden:** Block driveway parking. Leading to:

**Single Garage:** With roller shutter door.

**Rear Garden:** Good size enclosed garden with patio area, flower beds with mature shrubs and 2 large garden sheds with power.

**Services:** Gas, electricity, water and drainage.

**Tenure:** WE HAVE BEEN INFORMED THAT THE PROPERTY IS FREEHOLD BUT PLEASE VERIFY THIS VIA YOUR LEGAL REPRESENTATIVE.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Moginie James are the seller's agent for the sales and marketing of the property described on these particulars and your conveyancer is legally responsible for ensuring that the purchase agreement protects your position as purchaser. Moginie James make detailed enquiries of the seller to ensure that the particulars are as accurate as possible. However if you become aware that any of the information provided to you is not accurate please inform Moginie James as soon as possible so we can make the necessary correction. The services have not been tested.

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