27 Inglefield Avenue, Heath, Cardiff, CF14 3PY

Price Guide £390,000

- Extensively but sympathetically modernised three-bedroom Freehold house.
- Spacious fitted Kitchen.
- Beautifully-presented and enlarged ultra-modern Bathroom with shower.
- Gas central heating and extensive double-glazing.
- Open-plan Sitting Room and large Living Room.
- 3 Bedrooms.
- Delightful south-facing patio Garden with Workshop/store.
- Close to local amenities and UHW at Heath.

70 Whitchurch Road Heath, Cardiff,
02920342331

sales@michaeljonesandco.com

27 Inglefield Avenue, Cardiff CF14 3PY

What a beautiful home! Situated in one of the most popular roads in this area is this extensively but sympathetically modernised, Freehold terrace house of character that retains period features but with the benefits of modern living. Features include a spacious and impressive open-plan living area, a fitted kitchen of good size, 3 bedrooms, and a palatial, superbly-appointed bath/shower room. At the rear is a delightful south-facing patio garden and a workshop/store. The property has gas central heating from a modern Glow-worm Ultimate 35 combi boiler that is situated in the kitchen and there are radiators virtually throughout. It has the added benefit of double-glazing. The Council Tax Band is E. The EPC Rating is C. Natural Resources Wales considers the flood risk in the area as 'very low'.

The property is of the double-bay style of mid-terrace house with attractive facing brick front elevations and the roof is of slates. The lovely bathstone to the bays has been restored. At the front is a walled forecourt, and a feature arched and tiled recessed entrance with period leaded stained glass windows to the sides and to the front door. At the rear is a very pretty patio garden that has a sunny south-facing aspect, and there is a useful workshop/store. There is pedestrian access to a vehicular rear lane.

Local amenities are comprehensive, and include shops, stores and supermarkets, junior and senior schools that include a popular Welsh-language primary school, parks and leisure facilities that include the lovely Roath Park and its famous lake, Heath Park, and Maindy Leisure Centre, a local Post Office and Library. Nearby Whitchurch Road has fast become well-known as a hub of local restaurants, bistros, cafes and coffee shops, and there are popular pubs close-by too. Excellent bus services to and from the city centre serve the local community, and it is also only a short drive to Eastern Avenue and Northern Avenue for access on to the M4.

3 1 2 C

Council Tax Band: E

Entrance Hall

A half-glazed period front door with leaded stained-glass panels and feature stained-glass side and top screens opens into a delightful entrance hall. The hall features a period coloured stone-tile floor. Central heating radiator concealed behind a decorative radiator screen. Two power points. A Hive heating control. Picture rail. Coved ceiling. Smoke alarm. Burglar alarm system. Cupboards housing the gas and electricity meters. A staircase rises to the first floor. Telephone point.

Front Sitting Room

14'1" x 11'4" approx.

A stripped pine panel door opens into the lovely sitting room that has a bay window to the front with double-glazed UPVC framed picture windows and leaded top-hung casements. Curtain rail and runners. Coved ceiling and picture rail. Classic oak laminate flooring. Period-style polished wood fireplace surround, with cast iron and tiled hearth and a slate hearth bed. Dado rail. Two wall light connections. Coaxial aerial point. Ten power points. Central heating radiator and thermostat control. A centre doorway opens into the living room.

Living Room

17'1" x 11'1" approx.

Having an impressive open-plan arrangement with the Sitting Room. The Classic oak laminate flooring continues through into this spacious and inviting living area. Double-glazed UPVC framed patio doors open onto the garden. Curtain pole. Picture rail. Smoke alarm. Two central heating radiators. Polished wood fireplace surround, with painted stone hearth and inset chimney-breast mirror. Seven power points. Wall light connection. Wall shelf. Double-door understairs storage cupboard. A half-glazed stripped pine panel door returns to the hall.

Kitchen

13'7" x 9'4" approx.

A half-glazed stripped pine panel door from the living room opens into the kitchen. The kitchen has a range of white-fronted panel door units with beech worktops, comprising of floor cupboards and drawers, and with matching wall cupboards. Feature glazed display cabinets with leaded panel doors, and a tower unit provide additional storage. Charcoal polycarbonate sink with mixer tap. Wall-mounted Glow-worm Ultimate 35 combi gas central heating boiler. Beamed ceiling effect. Vinyl flooring. Ceramic tiled splashbacks to the worktops. Concealed worktop lighting. Plumbing connections for washing machine and dishwasher. Electric Candy oven with Candy four-ring ceramic electric hob. Central heating radiator with thermostat. Pine shelving unit. Smoke alarm. Eleven power points and additional appliance connections. Natural light and garden access are provided by a double-glazed UPVC window to the side, and a double-glazed patio door with side screen opening to the south-facing rear garden. Additional UPVC door to the side.

Landing

A balustraded staircase leads to a split-level landing. Dado rail. Central heating radiator. Smoke alarm. Coved ceiling. Drop-down ladder providing loft access. Two power points.

Front Bedroom No. 1

17'2" x 13'10" approx.

A very spacious double bedroom having a bay window to the front with double-glazed picture windows and leaded top casements. Similar window to the side. Curtain rails and runners. Coved ceiling and picture rail. Period cast iron fireplace surround. Built-in cupboard. Central heating radiator with thermostat. Coaxial aerial point. Six power points.

Middle Bedroom No. 2

11'1" x 11'3" approx.

Another double bedroom of good size. Double-glazed UPVC picture window with casement. Curtain pole. Coved ceiling and picture rail. Central heating radiator. Alcove shelving. Built-in cupboard with stripped pine panel door, and cupboard above. Four power points.

Rear Bedroom No. 3

9'4" x 6'4" approx. less a corner + doorway alcove

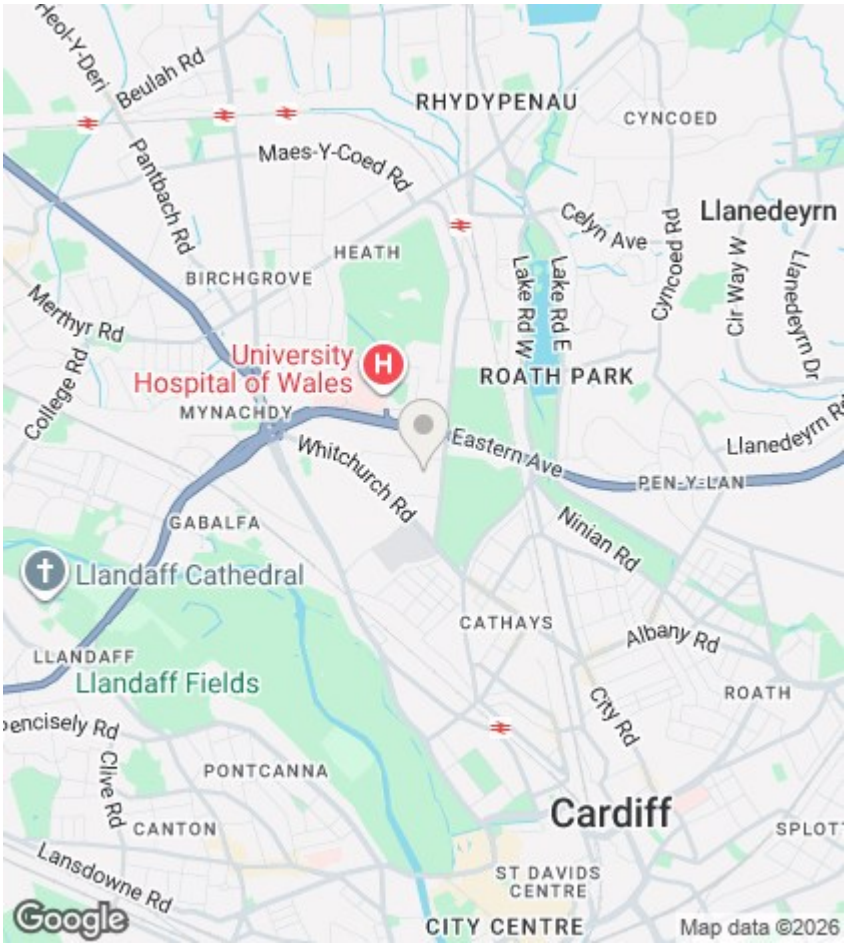
Ideal as a child’s bedroom or study with a south-facing aspect. Double-glazed picture window with top-hung casement. Fitted roller blind. Picture rail. Central heating radiator. Three power points.

Bath/Shower Room

6'11" x 6'2" approx.
Quite simply palatial! The bathroom has been enlarged and beautifully appointed, featuring an ultra-modern white suite comprising of a panelled bath with black mixer-tap shower unit. Wash-hand basin with two-drawer wall-hung white gloss vanity unit beneath. Close-coupled WC with an enclosed cistern. Corner shower cubicle with white base and black aluminium-framed glazed entry door. Electric shower. Attractive grey ceramic wall tiling around the shower and suite. Vinyl floor covering. Black vertical heated towel rail/radiator. Mirror-fronted wall cabinet with inset lighting. Electric extractor fan. Ceiling spotlights. Double-glazed casement window.

Rear Garden

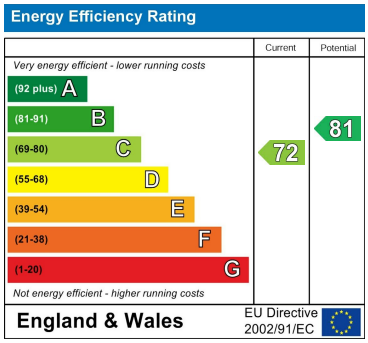
The very neat, and beautifully laid-out south-facing rear garden has a paved patio and threshold area with two lawned sections and with a paved pathway leading to a small rear patio area. Pedestrian gate to rear vehicular access lane. Brick boundary walls and a mature tree. Exterior security/intruder light. Cold water tap for garden hose.
There is a Workshop/store with a window, side access door, and it has power and lighting.



Directions

Viewings

Viewings by arrangement only.
Call 02920342331 to make an appointment.

EPC Rating:

C