

King George V Drive North

HEATH, CARDIFF, CF14 4EJ

GUIDE PRICE £475,000

**Hern &
Crabtree**



King George V Drive North

NO CHAIN. Positioned along King George V Drive North, this semi-detached home occupies a notable setting opposite the green expanse of Heath Park, one of Cardiff's most valued outdoor spaces. The outlook from the front rooms is open and calming, offering a rare sense of space within a well-established residential neighbourhood.

Offered with no onward chain, the property presents clear potential for thoughtful modernisation while retaining the proportions and character typical of homes from this era.

Inside, the accommodation flows naturally, with two reception rooms providing flexibility for both everyday living and entertaining. The conservatory extends the living space into the garden, while the kitchen and ground floor cloakroom offer a practical layout ready for enhancement. Upstairs, three well-sized bedrooms are supported by a family bathroom and generous storage, making the house suitable for a range of buyers, from growing families to those seeking long-term potential.

The location is a key attraction. Heath Park and the University Hospital of Wales are moments away, while Roath Park Lake, local playing fields and a variety of cafes and independent shops are within easy reach. The area is well served by respected primary and secondary schools, making it particularly appealing to families. Transport links are excellent, with nearby road access to the A48 and M4, regular bus services into Cardiff city centre and local train stations providing convenient commuter options.

This is a home with substance, setting and opportunity, offering the chance to create something distinctive in one of North Cardiff's most recognisable addresses.



1135.00 sq ft

Entrance Hall

Accessed via a composite front door with an obscure double glazed upper panel, the hallway is welcoming in scale and features coved ceilings, a radiator and an obscure double glazed window to the front. Stairs rise to the first floor.

Living Room

Positioned at the front of the property, the living room benefits from a large double glazed window overlooking the parkland opposite. The room features coved ceilings, a radiator and a gas fireplace, creating a comfortable and well-proportioned principal reception space.

Dining Room

Located to the rear, the dining room includes coved ceilings, a radiator and a gas fireplace. Double glazed patio doors open directly into the conservatory, providing a natural connection between the main house and the rear garden.

Kitchen

The kitchen is fitted with a range of wall and base units, laminate work surfaces and tiled splashbacks. Additional features include a tiled floor, stainless steel sink with half drainer, integrated four-ring electric hob and integrated electric oven. Double glazed windows face the side elevation and a glazed door leads out to the rear garden.

Conservatory

Accessed from the dining room, the conservatory has double glazed windows to two sides and double glazed doors opening onto the garden. It is finished with a tiled floor, radiator and power, with a corrugated plastic roof allowing in ample natural light.

Ground Floor Cloakroom

The downstairs WC includes a tiled floor, obscure double glazed window to the side, toilet, and heated towel rail.

First Floor Landing

The landing features coved ceilings, an obscure double glazed window to the side, access to the loft via a hatch and a generous built-in storage cupboard.

Bedroom One

A spacious double bedroom positioned at the front of the property with double glazed windows enjoying open views, wooden flooring and a radiator.

Bedroom Two

Situated to the rear, bedroom two features a double glazed window, wooden flooring, radiator and a built-in storage cupboard.

Bedroom Three

Located to the front, includes coved ceilings, a double glazed window and radiator.

Bathrooms

The bathroom comprises a bath with integrated shower, wash hand basin and WC. There are tiled walls, laminate flooring, coved ceilings, a radiator, an obscure double glazed window to the side and a large built-in storage cupboard.

Exterior

To the front, the property is set back behind a paved driveway with a large gravelled area, raised flower beds and low boundary walls separating neighbouring homes. To the rear, the garden includes a paved terrace directly behind the house, a generous gravelled area, established boundary walls, a storage shed and access to a garage with up-and-over door.



Good old-fashioned service with a modern way of thinking.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

