

King George V Drive East, Cardiff

Guide Price £500,000

**Hern &
Crabtree**



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

Key Features

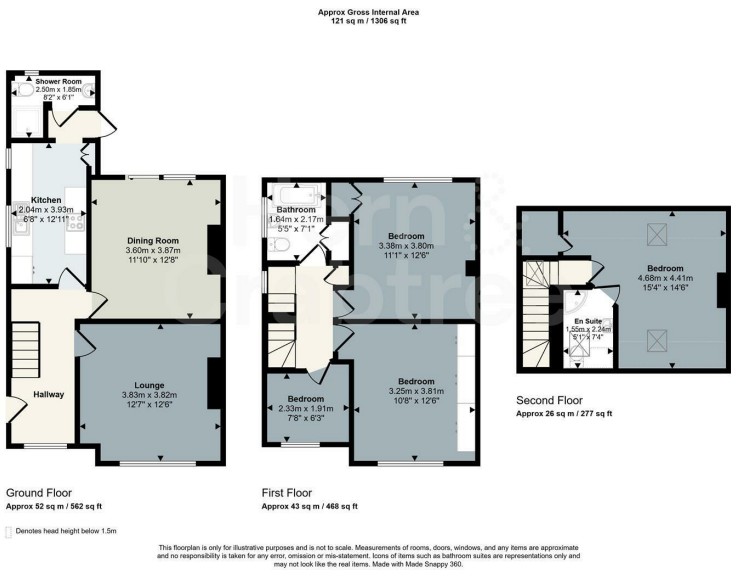
- No onward chain
- Two reception rooms with original parquet flooring
- Ground-floor shower room and first-floor family bathroom
- Enclosed rear garden and detached garage
- Close To Heath Hospital
- Four-bedroom semi-detached home in Heath
- Kitchen with integrated appliances
- Top-floor bedroom with en suite
- Driveway providing off-street parking

No Chain. Hern & Crabtree present this spacious four-bedroom semi-detached home on the sought-after King George V Drive East in Heath. Enjoying a green outlook with houses only to one side, the property sits moments from the University Hospital of Wales, making it ideal for professionals, families or those seeking strong rental potential.

Inside, the home offers two generous reception rooms, a well-appointed kitchen, four bedrooms including a top-floor suite, and two bathrooms. Original parquet flooring adds charm, while a private garden, detached garage and off-street parking enhance practicality. The property is currently arranged as a rental but would make a superb family home.

Heath is one of Cardiff's most desirable residential areas, known for its tree-lined avenues, proximity to Heath Park and easy access into the city centre. Excellent local amenities include independent shops, cafés and supermarkets. Cardiff city centre is a short drive or cycle away, and the area is served by regular bus routes and Heath High Level and Low Level train stations. Road links are superb, with quick access to the A48 and M4. Popular local schools and the green open spaces of Heath Park are within easy reach.

Approx 1306.00 sq ft



Council Tax Band: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC