

King George V Drive North, Cardiff

Guide Price £475,000

**Hern &
Crabtree**



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

Key Features

- No Chain - Semi-detached family home
- Three bedrooms
- Garage and driveway parking
- Highly regarded North Cardiff location
- Open outlook across Heath Park
- Two reception rooms plus conservatory
- In need of modernisation
- Excellent Potential

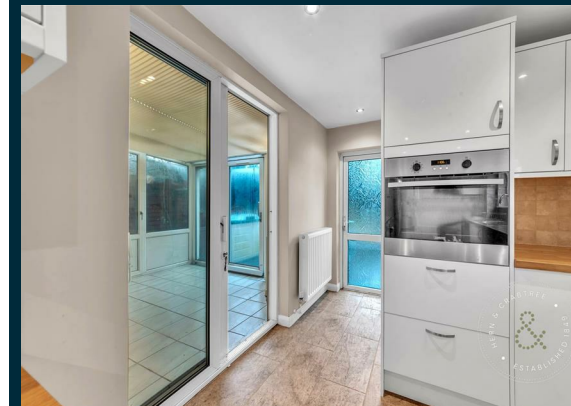
NO CHAIN. Positioned along King George V Drive North, this semi-detached home occupies a notable setting opposite the green expanse of Heath Park, one of Cardiff's most valued outdoor spaces. The outlook from the front rooms is open and calming, offering a rare sense of space within a well-established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

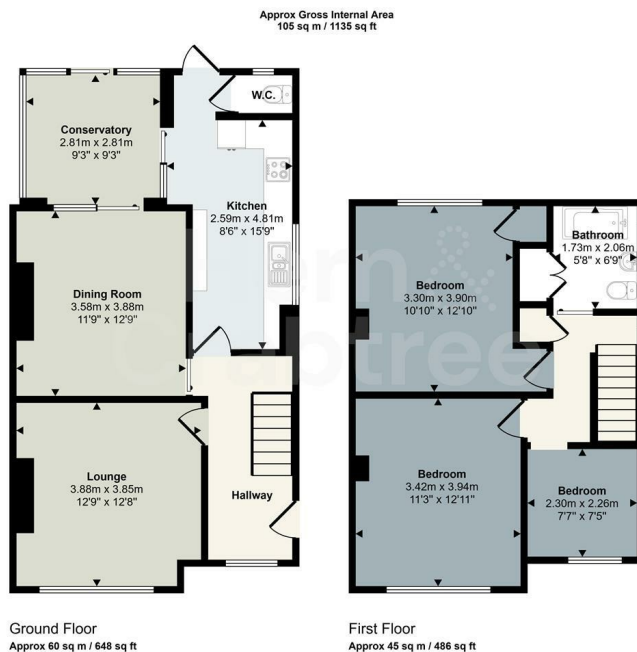
The location is a key attraction. Heath Park and the University Hospital of Wales are moments away, while Roath Park Lake, local playing fields and a variety of cafes and independent shops are within easy reach. The area is well served by respected primary and secondary schools, making it particularly 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.

Approx 1135.00 sq ft



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



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.

Council Tax Band: F

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.