

14 Norton Avenue,

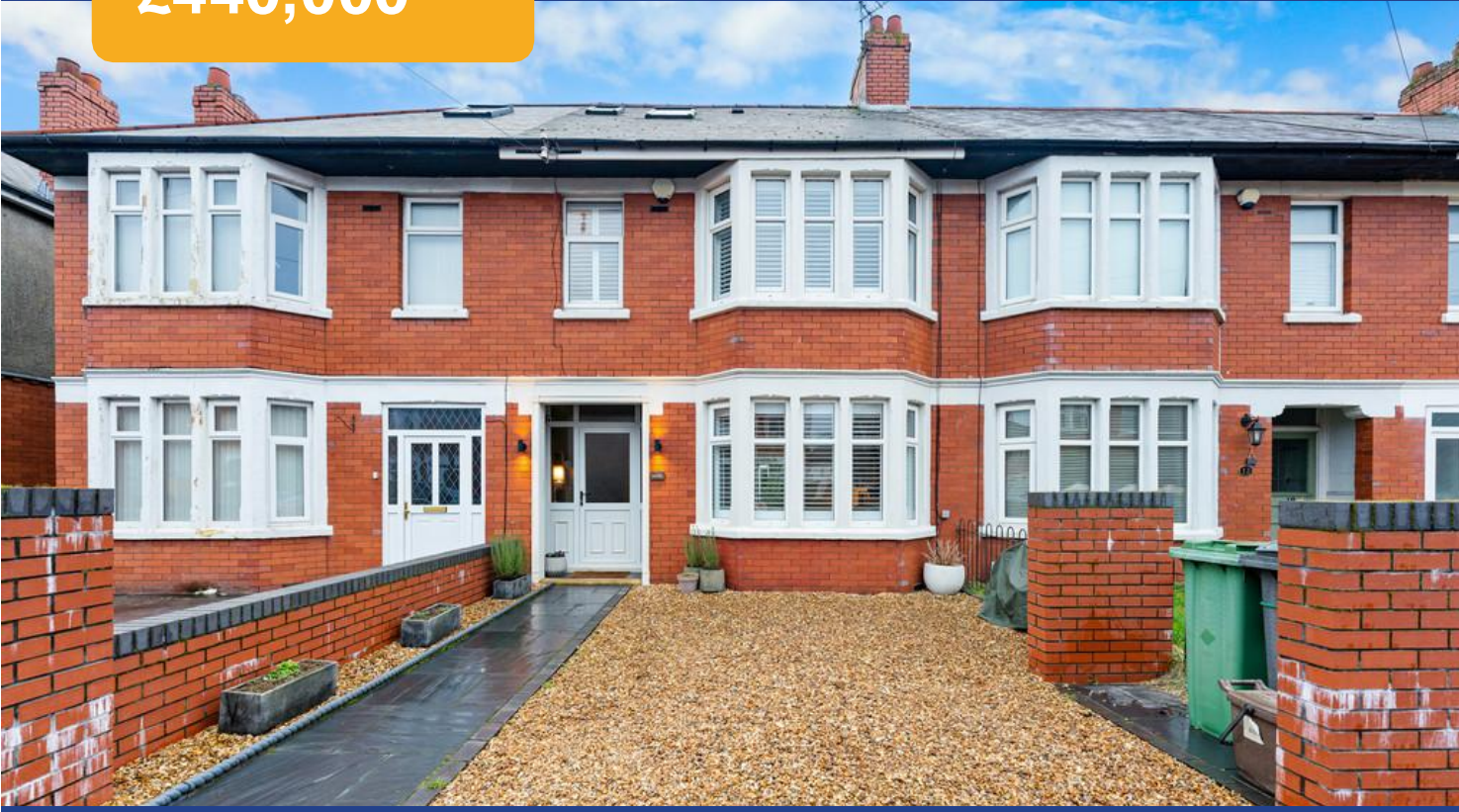
Birchgrove, Cardiff, CF14 4AJ



Estate Agents and Chartered Surveyors

Offers In Region Of

£440,000



Mid Terraced House

4

2

3

2

Property Description

Positioned in a quiet cul de sac this beautifully extended four bedroom mid terrace home MUST BE SEEN! This stunning property has been extended both to the rear and within the loft offering ample room to accommodate the whole family. The property accommodation briefly comprises; entrance hall, lounge, kitchen/dining room and utility room/WC all to the ground floor. To the first floor you will find three bedrooms and a family bathroom. Finally to the second floor you will find the master bedroom and en suite.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,442 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Located in the sought after area of Birchgrove in North Cardiff, the University Hospital of Wales and Heath Park are a stone's throw away. Birchgrove offers a range of supermarket, cafes, many take out restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the city centre and beyond.

ENTRANCE HALL

14' 2" x 6' 1" (4.32m x 1.87m)

Enter into hallway via uPVC double glazed front door with two obscure glass windows either side. Smooth walls and ceilings with a central light pendant and original Victorian black and white floor tiles. Carpeted staircase leading to first floor. Alcove under the stairs provides ideal storage space. Door leading into kitchen/dining room. Window with borrowed light into dining space.

KITCHEN/DINING ROOM

24' 3" x 17' 8" (7.41m x 5.41m)

Fitted with a modern range of white high gloss base and eye level units with worktops over. Two built in ovens, five ring gas hob with cooker hood over. Inset 1.5 bowl sink unit with draining grooves within the worktops. Integral dishwasher and integral fridge/freezer.

Smooth walls and ceilings with a combination of spot and pendant lighting, finished with porcelain tiled flooring. Open plan to dining area. Sliding door leading to utility room. uPVC skylight X2 and double glazed French doors leading to rear garden.

LOUNGE

11' 9" x 11' 8" (3.60m x 3.58 into alcove m)

Smooth walls with textured ceilings with a central light pendant finished with original wooden floorboards. Feature stone gas fireplace with surround. Storage and shelving within each alcove. Sliding doors leading into kitchen/dinner. uPVC double glazed bay window to front with fitted traditional white shutters.

UTILITY ROOM/WC

6' 6" x 6' 0" (2.00m x 1.84m)

Fitted with a range of white high gloss wall units with space for under counter washing machine and tumble dryer finished with wooden worktops over. Combi boiler wall mounted to external wall. Fitted with a single piece suite comprising WC. Smooth walls and ceilings with a central light pendant finished with percaline tiled flooring. uPVC double glazed obscure window to rear.

LANDING

Smooth walls and ceilings with a central light

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pendant finished with carpeted flooring. Doors leading to bedroom two, three, four and family bathroom.

BEDROOM TWO

11' 6" x 14' 1" (3.52 into alcove m x 4.30 into bay m)

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Central chimney breast. uPVC double glazed bay window to front with fitted traditional white shutters.

BEDROOM THREE

11' 6" x 13' 10" (3.52 into alcove m x 4.23 to window m)

Smooth walls with textured ceilings, a central light pendant finished with carpeted flooring. uPVC double glazed window to rear. Central chimney breast.

BEDROOM FOUR

8' 3" x 6' 5" (2.54m x 1.96m)

Smooth walls with textured ceiling, a central light pendant finished with carpeted flooring. uPVC double glazed window to front with fitted traditional white shutters.

BATHROOM

7' 1" x 8' 7" (2.16m x 2.64m)

Fitted with a modern four piece bathroom suite comprising walk in shower with drainage in the floor tiles, separate bath, WC and wash hand basin with fitted draw storage. Smooth walls and ceilings with a combination of spot lighting and wall lights finished with tiled flooring. uPVC double glazed obscure window to rear.

SECOND FLOOR LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Door leading into master suite.

BEDROOM ONE

21' 1" x 13' 8" (6.43m x 4.18 max m)

Smooth walls and ceilings with maximised head height with loft door and vaulted ceiling. A combination of spot lighting and wall lights finished

with carpeted flooring. Additional loft storage can be found in the loft eaves. uPVC double glazed skylight window to front and uPVC double glazed window to rear. Door leading into en suite shower room.

ENSUITE

8' 5" x 6' 9" (2.58m x 2.06m)

Fitted with a modern three piece bathroom suite comprising walk in shower with glass shower screen and floor drainage, WC and vanity wash hand basin with fitted draws. Tiled walls and flooring with smooth ceilings and spot lighting. uPVC double glazed obscure window to rear.

OUTSIDE

Front - Off road parking can be found to the front of the home with a dropped curb finished with a stone chipped driveway. Slate tiled pathway has been added leading to the front door.

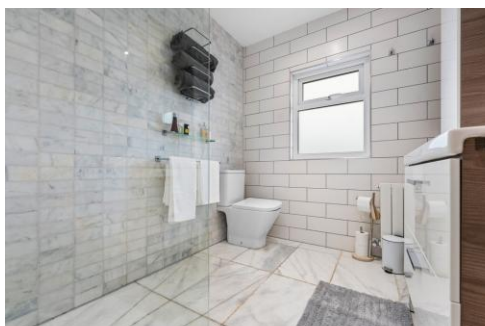
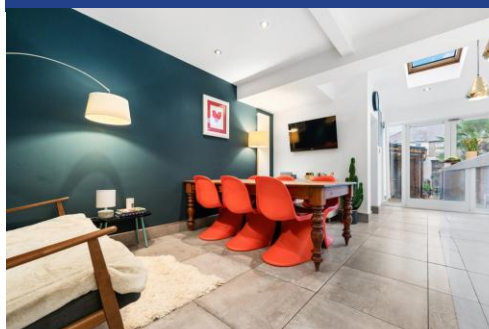
Rear - The rear garden offers a combination of paving, artificial grass and stone chipping's with a brick wall and fence surround. Fitted bar with undercover seating area and a garden gate leading to rear lane access. Outside lighting offers a great addition when entertaining.

HOME STUDIO/OFFICE

14' 1" x 7' 10" (4.30m x 2.39m)

This room has been completely sound proofed for use as a studio with double glazed windows and a new slate roof. Fully powered with lighting, Wi-Fi and electric heating.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birchgrove 029 2052 9026

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Glamorgan, CF14 4QG



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