

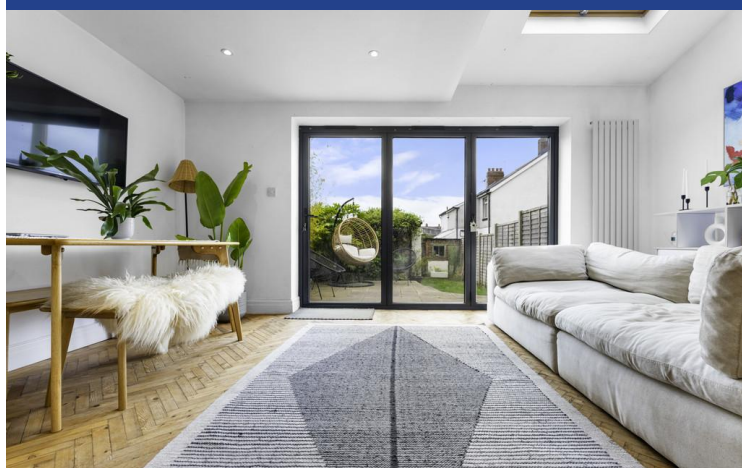
23 Pantbach Road, Birchgrove, Cardiff, CF14 1TU



Estate Agents and
Chartered Surveyors

Guide Price

£330,000



Mid Terraced House

3

1

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Property Description

MGY are delighted to offer for sale this exceptional extended terraced property in the sought after area of Birchgrove. The accommodation comprises porch, entrance hall, lounge and kitchen/ diner to the ground floor. On the first floor there are 3 bedrooms and a very impressive bathroom. Garden to rear and garage via lane access. Viewing highly recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1086 sq.ft

Viewing Arrangements
Strictly by appointment

LOCATION

Birchgrove is located in North Cardiff with excellent transport links to the city centre and A470/M4 motorway. A parade of shops including cafes, building society, hairdressers, supermarket, bars, many take away food outlets and more retail outlets. Well regarded schools in walking distance. Close to the University hospital of Wales and Heath Park.

PORCH

Original tiled floor. Wooden door with obscured glazed panels. Glazed wooden door to:-

ENTRANCE HALL

Radiator with decorative cover. Wood flooring. Stairs to first floor.

LOUNGE

13' 6" x 11' 4" (4.13m x 3.47m)
Single glazed window to front. Wood flooring. Feature fireplace. Radiator.

KITCHEN/ DINER

24' 3" x 13' 11" (7.41m x 4.25m)
Bi- folding doors to rear garden. Velux skylight. Wood flooring. Door to large storage cupboard with plumbing for washing machine. Fitted kitchen with built in fridge / freezer and dishwasher, oven and

hob with extractor over.

FIRST FLOOR

STAIRS & LANDING

Small skylight. Loft hatch with pull down ladder to boarded loft space, which houses the combi boiler (installed 2018).

BEDROOM ONE

14' 11" x 11' 3" (4.55m x 3.44m)
Double glazed uPVC window to rear. Exposed floorboards. Radiator.

BEDROOM TWO

12' 10" x 10' 5" (3.93m x 3.20m)
Single glazed window to front. Exposed floorboards. Radiator. Wood panelling to one wall.

BEDROOM THREE

11' 3" x 6' 6" (3.45m x 1.99m)
Single glazed window to front. Exposed floorboards. Radiator.

BATHROOM

9' 4" x 7' 7" (2.86m x 2.32m)
An exceptional bathroom with free standing bath and mixer tap, oval sink unit with mixer tap and wooden vanity unit below, walk in shower with rain

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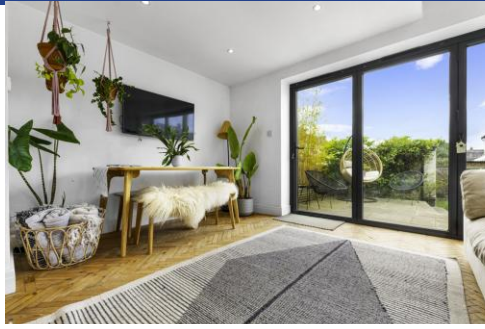
shower head and separate attachment, w.c. Contemporary tiling to floor and half of the walls.

OUTSIDE

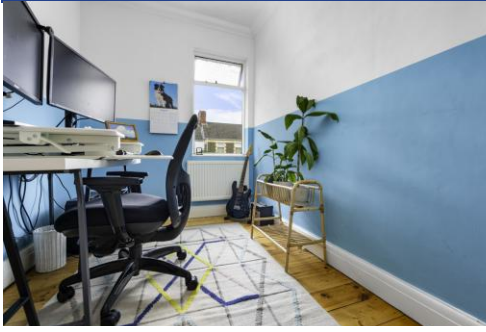
Front - Forecourt frontage.

Rear- Paved seating area and step down to lawn. Gate to rear lane access. Personal door to garage. Brick storage shed.

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