

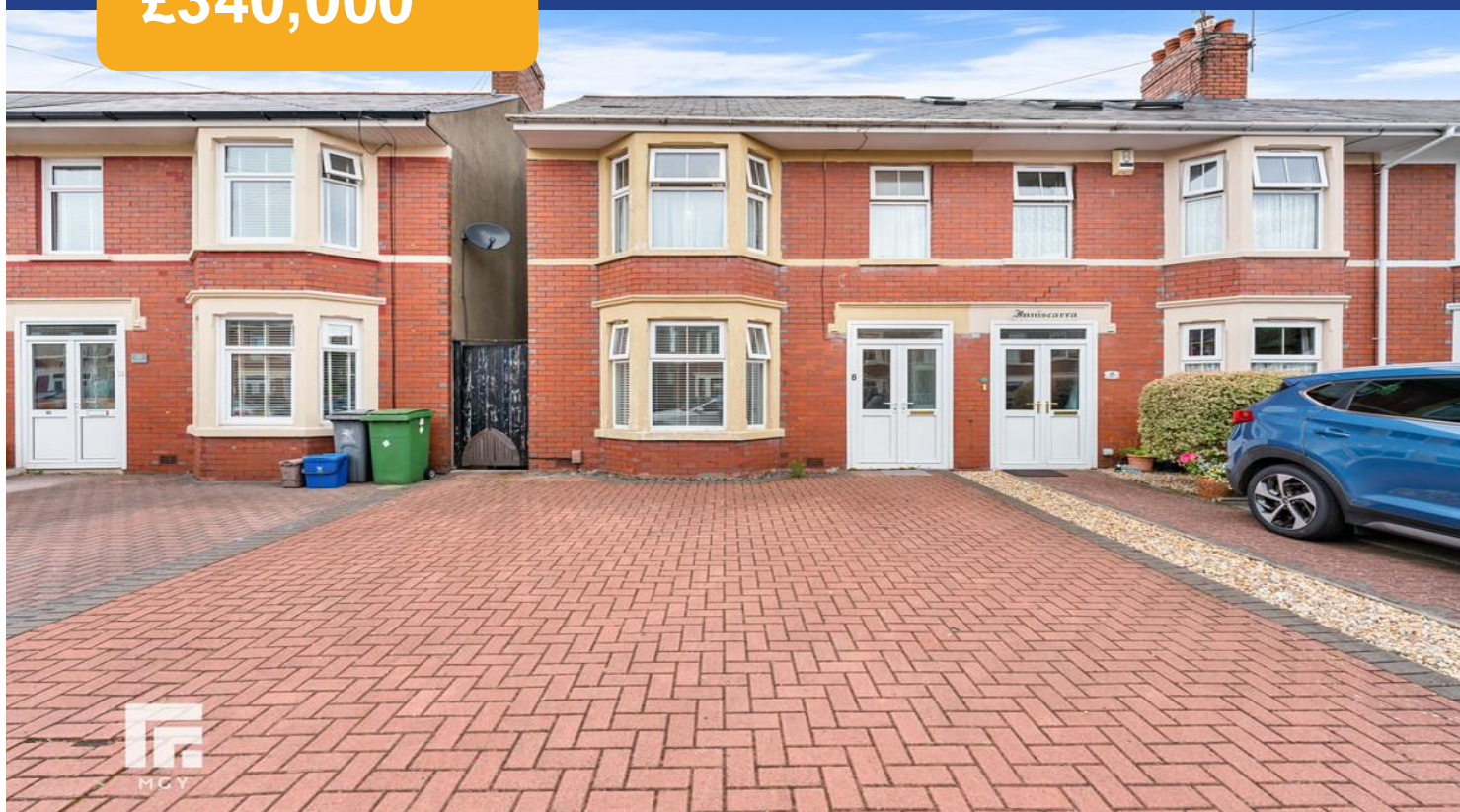
8 Toftingall Avenue, Birchgrove, Cardiff, CF14 4QP



Estate Agents and
Chartered Surveyors

Asking Price Of

£340,000



End Terraced House

3

1

2

2

Property Description

An end of terrace family home in the Birchgrove area of Cardiff close to local shops and amenities of Birchgrove. The property briefly comprises porch, hallway, lounge, dining room, cloakroom and kitchen to ground floor. Upstairs there are three bedrooms and a family bathroom. Outside there is an enclosed garden with access to front which has off road parking for two cars.

Tenure Freehold

Council Tax Band

Floor Area Approx 893 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 close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Also within close proximity to Rhiwbina and Whitchurch village. Regular bus and train services are also close to hand.

ENTRANCE PORCH

Enter into porch via Upvc double glazed French doors. Original wooden door leading to hall. Half tiled walls with smooth ceiling and carpeted flooring.

HALL

Smooth walls and ceiling with a central light pendant and finished with tiled flooring, Carpeted staircase leading to first floor. Door leading to all ground floor rooms. Under stairs cupboard Ideal for storage.

LOUNGE

11' 10" into bay x 12' 1" into alcove (3.62m x 3.69m)
Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Central chimney breast with feature fireplace and surround.

Upvc double glazed bay window to front.

DINING ROOM

14' 9" into bay x 12' 1" into alcove (4.51m x 3.70m)
Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast. Upvc double glazed bay with French doors leading to rear garden.

KITCHEN

17' 3" x 6' 0" (5.28m x 1.84m)
Fitted with a range of base and eye level units with worktops over. Built in oven, gas hob and cooker hood. Inset stainless steel sink unit plus drainer. Integral fridge/freezer. Space for washing machine. Upvc double glazed window to side and door to rear garden. Door leading to wc.

CLOAKROOM

Fitted with a two piece suite comprising wc and wash hand basin. Smooth walls and ceiling with a central light pendant and tiled flooring.

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LANDING

Carpeted landing with smooth walls and ceiling and a central light pendant. Doors leading to all first floor rooms

BEDROOM ONE

13' 9" into bay x 8' 7" (4.20m x 2.64m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Sliding mirror doors fitted wardrobes. Upvc double glazed bay window to front.

BEDROOM TWO

11' 8" into alcove x 10' 5" (3.57m x 3.19m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast and built in fitted wardrobes, one housing newly installed combi boiler. Upvc double glazed window to rear.

BEDROOM THREE

8' 5" x 7' 1" (2.57m x 2.16m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front. Loft hatch provides access to loft area.

BATHROOM

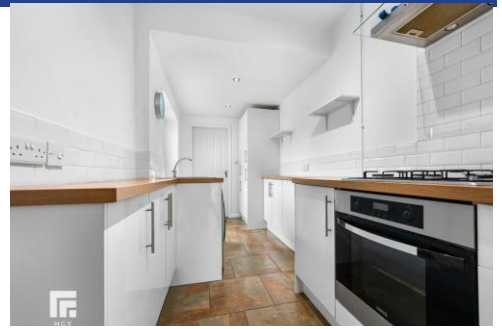
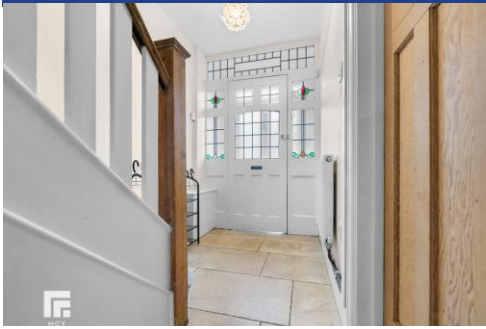
Fitted with a three piece suite comprising bath with shower over, wc and wash hand basin. Tiled walls and flooring with smooth ceiling and a central light pendant. Upvc double glazed obscure window to rear.

OUTSIDE

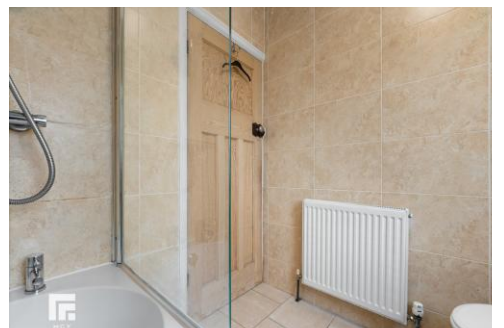
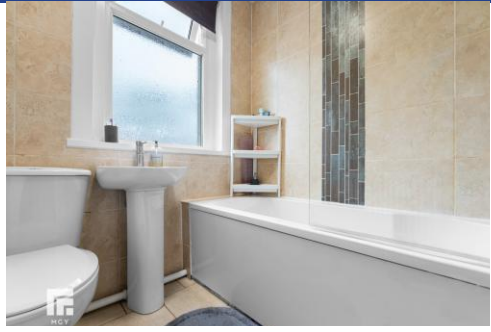
Front - Off road parking via a block paved driveway for two cars.

Rear - Side access leading to the rear garden offering a combination of paving and the remainder laid to lawn with a fence surround.

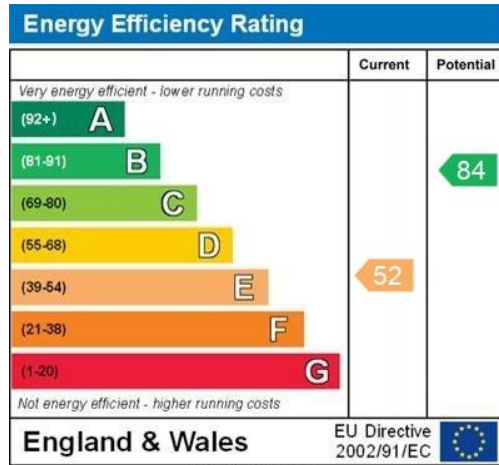
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