

14 Dale Avenue,

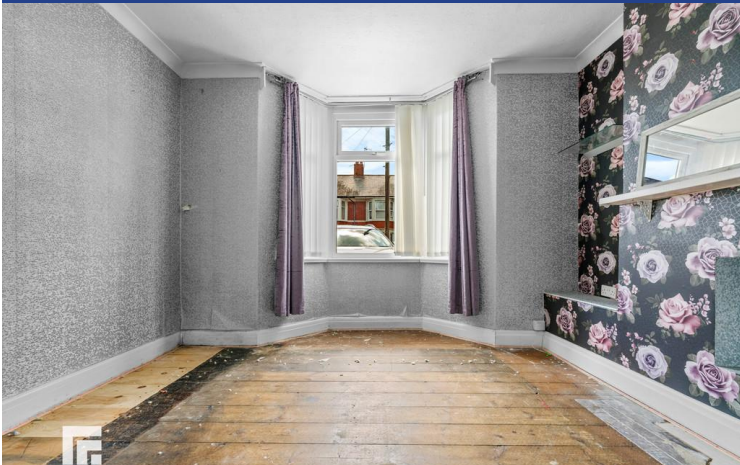
Birchgrove, Cardiff, CF14 4QQ



Estate Agents and Chartered Surveyors

Asking Price Of

£300,000



Mid Terraced House

3

1

1

2

Property Description

**** NO ONWARDS CHAIN **** Situated in Birchgrove area of Cardiff this three bedroom property would be an ideal first time buyers home. The property briefly comprises entrance porch, hallway, lounge, dining room, kitchen, three bedrooms, bathroom and loft room. Enclosed rear garden and off road parking to the front for two vehicles.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,280 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

Entered via upvc obscure double glazed doors.

ENTRANCE HALLWAY

Entered via upvc obscure double glazed doors with glazed panels either side. Laminate vinyl flooring. Low level cupboard housing gas meter. Stairs rising to first floor with understairs storage cupboard housing electric meter.

LOUNGE

12' 8" x 12' 1" into alcove (3.88m x 3.70m)
Upvc double glazed bay window to front. Coved ceiling. Wooden floor. radiator.

DINING ROOM

14' 5" into bay x 11' 1" (4.41m x 3.38m)
Upvc double glazed bay window to front. Coved ceiling. Laminate wood flooring. Fire surround. Radiator.

KITCHEN

20' 5" x 6' 5" maximum (6.23m x 1.96m)
Upvc double glazed windows to side and rear. Downlighters to ceiling. Sliding patio door to rear garden. Tiled flooring. Part tiled walls. Range of fitted base and wall units with work surface incorporating one and half stainless steel sink unit with mixer tap. Built in electric oven with inset gas hob. Radiator.

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FIRST FLOOR

LANDING AREA - Stairs rising to second floor.

BEDROOM ONE

12' 6" x 8' 5" to wardrobe front (3.82m x 2.59m)

Upvc double glazed bay window to front. Laminate flooring. Range of fitted wardrobes. Radiator.

BEDROOM TWO

10' 7" x 10' 4" (3.25m x 3.16m)

Upvc double glazed window to rear. Laminate flooring. Cupboard housing gas central heating boiler. Further cupboard with shelving. Radiator.

BEDROOM THREE

8' 4" x 7' 1" (2.55m x 2.16m)

Upvc double glazed window to front. Laminate flooring. Radiator.

BATHROOM

Upvc obscure double window to rear. part tiled walls. Three piece suite comprising panelled bath with shower over and glazed shower screen, vanity unit with inset wash hand basin and wall hung wc. Heated chrome towel rail.

SECOND FLOOR

Velux window to ceiling.

LOFT ROOM

18' 0" maximum x 15' 4" maximum (5.51m x 4.68m)

Two velux windows to ceiling. Laminate flooring. Under eaves storage space.

OUTSIDE

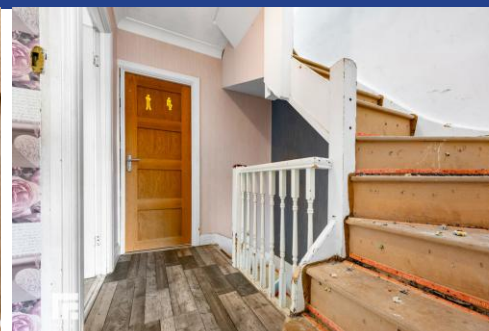
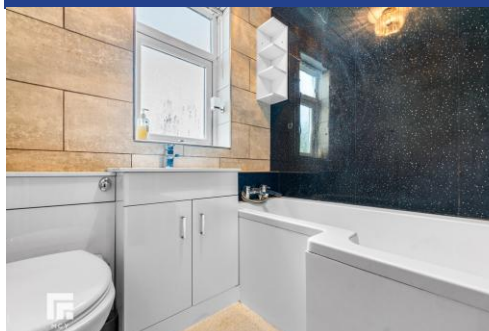
REAR GARDEN - Enclosed paved patio area. Decked areas and covered areas with lighting. Access to rear lane.

FRONT GARDEN - Off road parking for two vehicles.

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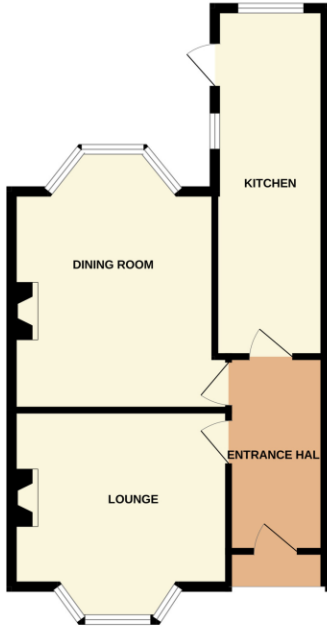


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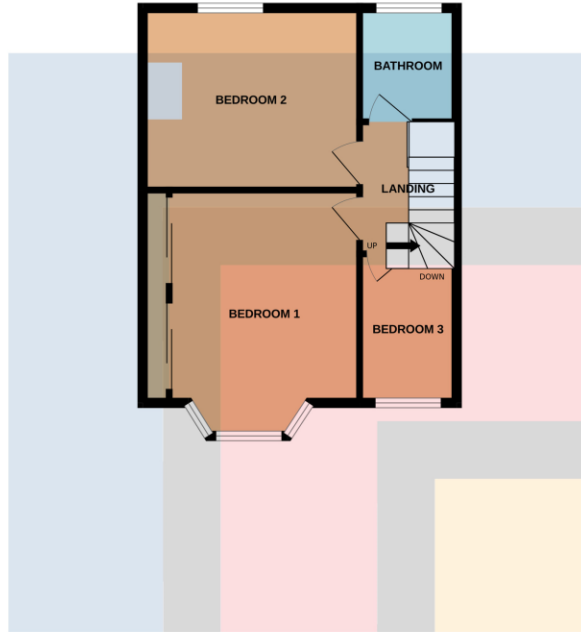


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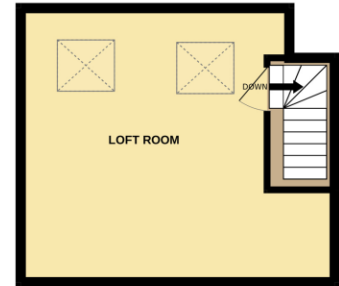
GROUND FLOOR



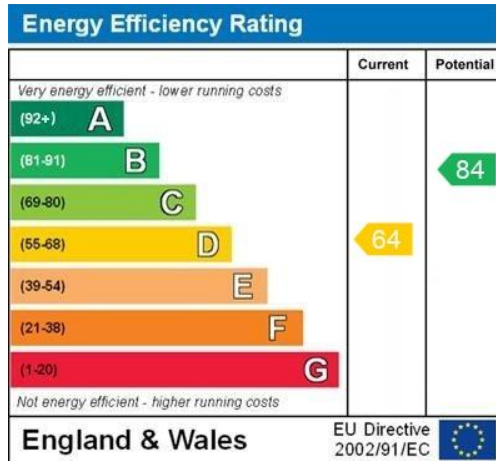
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Birchgrove 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QQ



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