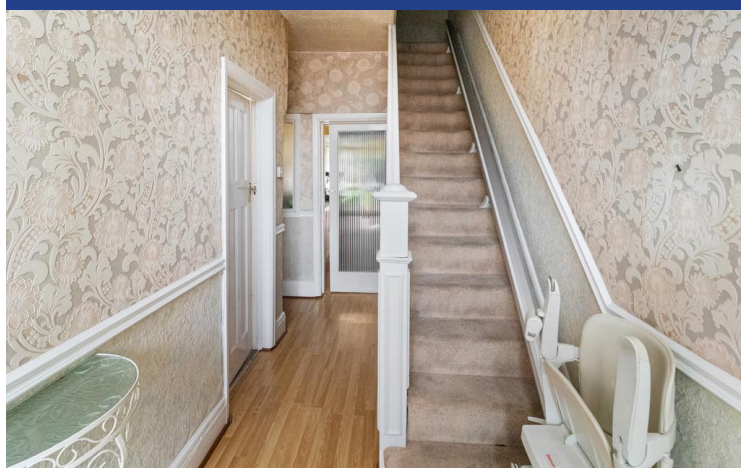


38 Caerphilly Road,
Birchgrove , Cardiff, CF14 4AF



Estate Agents and
Chartered Surveyors

£280,000



Semi-Detached House

3

1

1

2

Property Description

MGY offer for sale this spacious 3 bedroom semi detached property, in the sought after area of Birchgrove. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, 3 bedrooms and a shower room. Block paved driveway to front, garage and garden to rear. No ongoing chain.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,011 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is located in the sought after area of Birchgrove. The University of Wales and Heath Park are nearby. Walking distances to a number of parks and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

PORCH

Sliding double glazed uPVC door to entrance hall.

ENTRANCE HALL

Entered via double glazed uPVC door. Obscured glazed windows to either side. Laminate flooring. Stairs to first floor. Door to understairs storage cupboard.

LOUNGE

15' 6" into bay x 12' 6" into alcove (4.73m x 3.82m)
Double glazed bay window to front.
Picture rail.

DINING ROOM

13' 11" x 10' 9" (4.26m x 3.29m)
Double glazed sliding door to rear

garden. Picture rail.

KITCHEN

23' 4" x 8' 1" (7.12m x 2.48m)
Double glazed window to side.
Obscured double glazed door to rear garden. Base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Space for fridge/freezer. Gas cooker point. Built in oven. Plumbing and space for washing machine and tumble dryer.

FIRST FLOOR

STAIRS & LANDING

Dado rail. Access to loft space.

BEDROOM ONE

15' 7" x 12' 2" (4.75m x 3.71m)
Double glazed bay window to front.

BEDROOM TWO

14' 0" x 12' 2" (4.27m x 3.72m)
Double glazed window to rear.
Cupboard housing hot water tank.
Picture rail.

BEDROOM THREE

9' 9" x 6' 4" (2.98m x 1.94m)
Double glazed window to front. Picture rail.

SHOWER ROOM

7' 11" x 5' 2" (2.43m x 1.60m)
Obscured double glazed window to rear. Shower cubicle with Bristan electric shower, w.c, pedestal wash hand basin with hot and cold taps.

OUTSIDE

Block paved driveway to front, block paving continues to side leading to garage. Gate to side leading to rear.

Rear garden mostly laid to lawn.

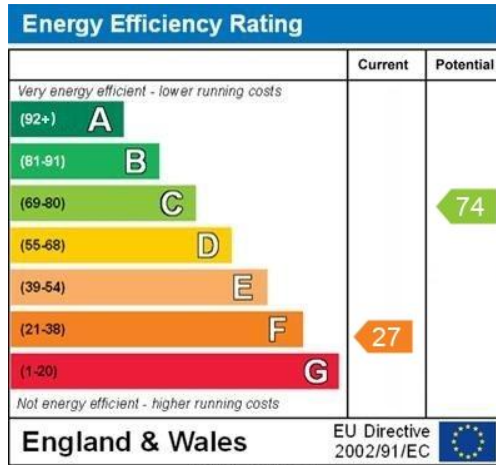
38 Caerphilly Road,
Birchgrove , Cardiff, CF14 4AF



38 Caerphilly Road, Birchgrove , Cardiff, CF14 4AF



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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.
Made with Metrepro 12/04



Birchgrove 029 2052 9026

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



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.