



197A CAERPHILLY ROAD
BIRCHGROVE
CARDIFF CF14 4QD

ASKING PRICE OF
£182,500



GROUND FLOOR FLAT



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MGY are pleased to offer for sale this rare opportunity to acquire a ground floor flat with private garden and garage ! The accommodation comprises entrance hall, lounge, kitchen, double bedroom and bathroom. No ongoing chain. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 495 SQ FT

VIEWING: 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.

COMMUNAL ENTRANCE

Entered via uPVC door. Wood effect vinyl flooring. Wooden door to entrance Hall.

ENTRANCE HALL

Doors to lounge, kitchen and bedroom. Door to understairs storage. Thermostat.

LOUNGE

14' 7" x 12' 3" into alcove (4.46m x 3.75m)
Double glazed uPVC windows and French doors to rear garden. Feature fireplace. Spotlights into alcoves. Radiator.

KITCHEN

14' 0" x 6' 3" (4.29m x 1.93m)
Double glazed uPVC window and door to rear garden. Wood effect vinyl flooring. Spotlights. Cream fitted kitchen with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in oven and 4 ring gas hob and extractor over. Plumbing and space for washing machine and tumble dryer. Unit housing gas combi boiler. Breakfast bar.

BEDROOM

12' 6" x 11' 10" into alcove (3.82m x 3.61m)
Double glazed uPVC bay window to front. Radiator.

BATHROOM

5' 6" x 6' 2" (1.70m x 1.88m)
Obscured double glazed uPVC window to rear. Panelled bath with mixer tap and mains shower over, vanity enclosed wash hand basin with mixer tap, w.c. Velux skylight. Spotlights. Chrome heated towel rail. Tiled walls and floor.

OUTSIDE

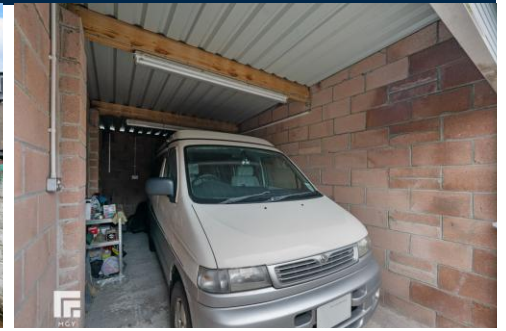
Low maintenance private garden and garage. Garage has a roller shutter door, power and water.

TENURE

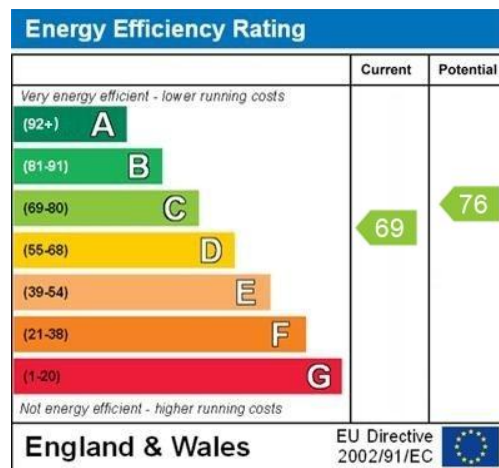
We are advised that the property will sold with a lease term of 999 years and a 50% share of the Freehold. This is to be verified by your legal representative.



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BIRCHGROVE 029 2052 9026

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



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