



15 GROVELAND ROAD  
BIRCHGROVE  
CARDIFF CF14 4QX

£350,000



### SEMI-DETACHED HOUSE



3



1



1



2

**\*\* NO ONWARDS CHAIN \*\*** A family home with off road parking for two cars to front and large rear garden. The property briefly comprises porch, hallway, lounge, sitting room/dining room, kitchen, sun room, three bedrooms and family bathroom. Viewing highly recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND:**

**FLOOR AREA APPROX:**

**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 distance 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.

#### ENTRANCE PORCH

Entered via sliding door. Ceramic tiled floor. Door to :-

#### ENTRANCE HALLWAY

Entered via obscure double glazed door with obscure glazed panels to side. Cupboard housing electric meter. Cloak hanging. Turned staircase to first floor with understairs storage cupboard housing gas meter. Cloak hanging. Radiator. Door to :

#### LOUNGE

13' 3" into bay window x 11' 9" (4.05m x 3.60m)  
Double glazed bay window to front. Coved ceiling. Tiled fireplace. Wired for two wall lights. Radiator. Open to :

#### SITTING ROOM/DINING ROOM

0' 0" x 11' 11" (3.71m x 3.64m)  
Sliding patio door to sun lounge. Tiled fireplace. Wired for two wall lights. Radiator.

#### SUN LOUNGE

11' 6" x 10' 4" (3.51m x 3.17m)  
Upvc double glazed patio doors to rear garden with glazed panels to either side and fan lights over. Living flame coal

effect gas fire with marble hearth. Wired for two wall lights. Radiator.

#### KITCHEN

18' 4" x 5' 6" (5.60m x 1.68m)  
Double glazed door to outhouse with windows to side and over. Strip lights to ceiling. Window to side. Wood clad walls. Vinyl flooring. Base and wall units with part tiled walls and work surface. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Recess for fridge. Breakfast bar. Radiator.

#### OUTHOUSE

Wooden door to rear garden. Window to side.

#### WC

Window to rear. Wc.

#### FIRST FLOOR

LANDING AREA - Access to loft space. Door to :-

#### BEDROOM ONE

13' 8" x 8' 9" to wardrobe front (4.17m x 2.68m)  
Double glazed bay window to front. Radiator.

#### BEDROOM TWO

12' 0" x 12' 1" (3.67m x 3.69m)  
Double glazed window to rear. Fitted wardrobe with storage cupboards over. Radiator.

#### BEDROOM THREE

8' 9" x 6' 8" (2.68m x 2.04m)  
Double glazed window to front. Radiator.

#### BATHROOM

Obscure glazed window to side. Tiled walls. Three piece suite comprising pedestal wash hand basin, wc and walk in double shower cubicle. Wall mounted bathroom cabinet. Two storage cupboards.



# 15 GROVELAND ROAD , BIRCHGROVE, CARDIFF CF14 4QX

## OUTSIDE

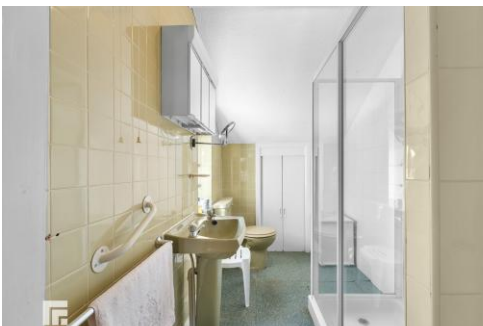
REAR GARDEN - Wooden gate allowing access to lane. Laid predominantly to lawn. Enclosed with wooden fence and hedging. Wooden storage shed. Side access to front via wrought iron gate. Water tap.

FRONT GARDEN -Blocked paved driveway with parking for two vehicles.



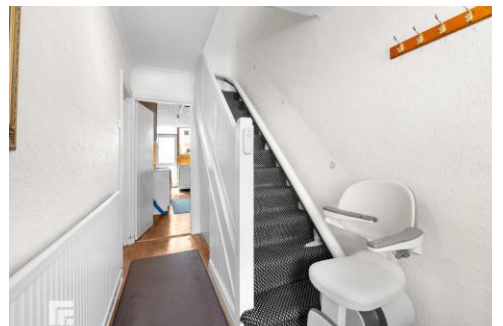
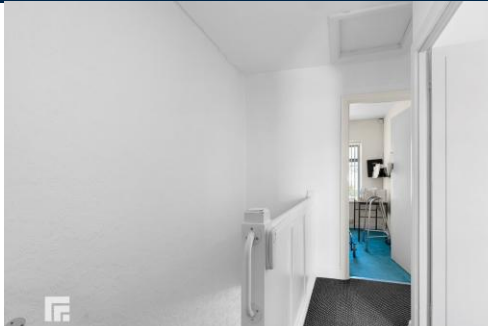


# 15 GROVELAND ROAD , BIRCHGROVE, CARDIFF CF14 4QX





# 15 GROVELAND ROAD , BIRCHGROVE, CARDIFF CF14 4QX



15 GROVELAND ROAD , BIRCHGROVE, CARDIFF CF14 4QX

**BIRCHGROVE** 029 2052 9026

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



**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.

**MGY.CO.UK**