



152 CAERPHILLY ROAD
BIRCHGROVE
CARDIFF CF14 4QH

OFFERS OVER
£300,000



END TERRACED HOUSE



3



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1



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MGY offer for sale this fantastic end terraced property in the sought after Birchgrove area. The accommodation comprises entrance hall, dining room, lounge, kitchen, 3 bedrooms and shower room. A delightful rear garden and garden to front. Viewing recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

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 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.

ENTRANCE HALL

Entered via uPVC door with inset obscured double glazed panel and further obscured double glazed panel to side. Wood block flooring. Stairs to first floor. Radiator.

DINING ROOM

12' 10" into bay x 11' 9" (3.92m x 3.59m)
Double glazed uPVC bay window to front. Radiator. Picture rail.

SITTING ROOM

12' 3" x 11' 3" into alcove (3.74m x 3.44m)
Bi- folding doors to rear garden. Contemporary vertical radiator. Bamboo flooring.

KITCHEN

15' 5" x 5' 9" (4.72m x 1.77m)
Double glazed uPVC window to side. Tiled flooring. Tiled walls. Spotlights to ceiling. Base units with stainless steel work surfaces incorporating stainless steel sink Space for range cooker. Plumbing and space for washing machine and tumble dryer. Opening to :-

REAR PORCH

Double glazed uPVC door leading to rear garden. Opening to pantry and utility area with shelving and space for freezer (formerly w.c with plumbing still available to convert back).

FIRST FLOOR

STAIRS AND LANDING - Access to loft space. Doors to 3 bedrooms and bathroom.

BEDROOM ONE

13' 0" into bay x 10' 4" (3.98m x 3.15m)
Double glazed uPVC bay window to front. Fitted partly mirror fronted wardrobes. Radiator.

BEDROOM TWO

12' 6" x 11' 11" (3.83m x 3.64m)
Double glazed uPVC window to rear. Radiator. Picture rail. Cupboard housing Baxi combi boiler.

BEDROOM THREE

7' 11" x 6' 11" (2.42m x 2.11m)
Double glazed uPVC window to front. Radiator.

BATHROOM

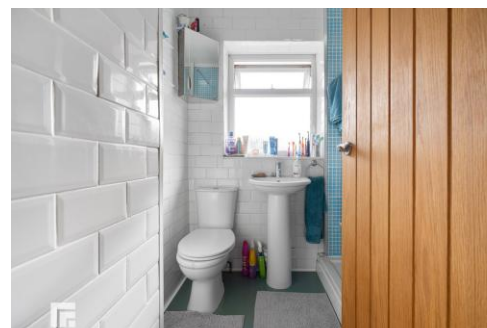
6' 4" x 5' 9" (1.94m x 1.76m)
Obscured double glazed window to rear. Walk in shower, pedestal wash hand basin with mixer tap, w.c. Tiled flooring.

REAR GARDEN

A delightful rear garden, very well kept by the present owners. Partly paved, with pathway to Greenhouse. Shed. Well stocked borders. Gate to side leading to front garden.



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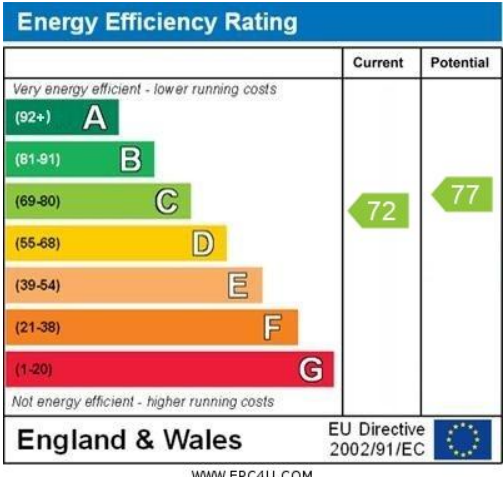
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GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (82.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

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