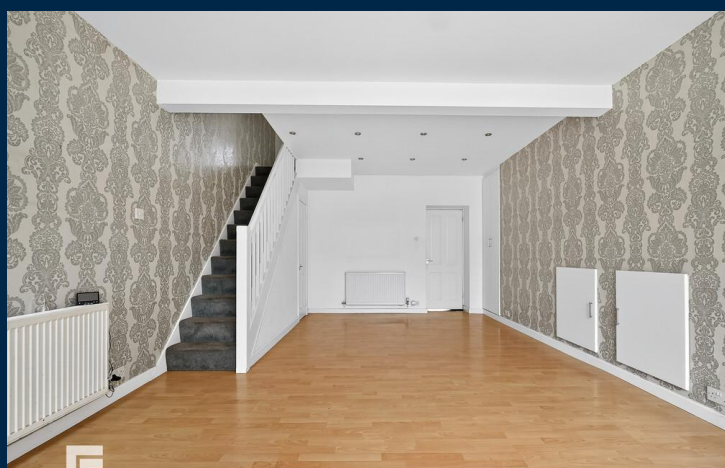
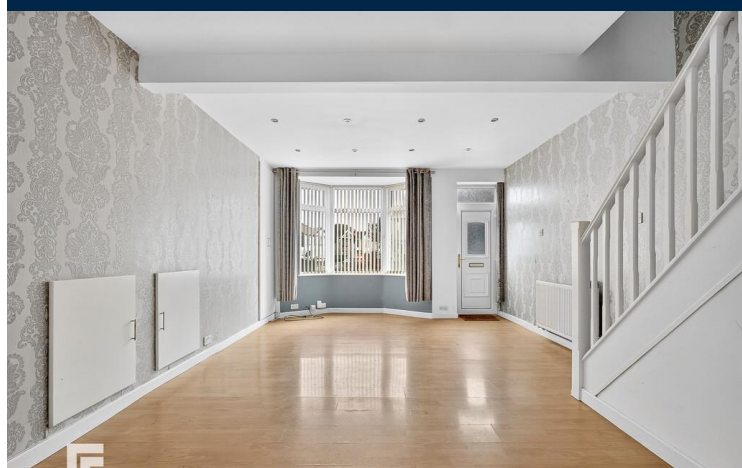




10 BIRCHGROVE ROAD
BIRCHGROVE
CARDIFF CF14 1RS

GUIDE PRICE

£235,000



MID TERRACED HOUSE



2



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MGY offer for sale this chain free terraced property in the heart of Birchgrove. An ideal first time purchase or downsize with accommodation comprising large living/ dining area and kitchen to the ground floor and on the first floor there are 2 bedrooms and bathroom. Large low maintenance garden to the rear and rear hardstand providing off road parking.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 850 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

OUTSIDE

Rear- A large paved rear garden. Solid storage unit. Gates access to rear hard stand for up to 2 vehicles accessed via rear lane.

LOCATION

Birchgrove is located in North Cardiff with excellent transport links to the city centre and A470/M4 motorway. A parade of shops including cafes, building society, hairdressers, supermarket, bars, many take away food outlets and more retail outlets. Well regarded schools in walking distance. Close to the University hospital of Wales and Heath Park.

LOUNGE

Accessed via obscured double glazed uPVC door. Double glazed uPVC bay window to front. Laminate flooring. 2 radiators. Understairs storage cupboard. 2 meter cupboards and further storage.

KITCHEN

Double glazed uPVC window to rear. Double glazed uPVC door to rear garden. Velux skylight. Tiled floor. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap.

FIRST FLOOR

Access to loft space via retractable ladder.

BEDROOM ONE

2 double glazed windows to front. Laminate flooring. Radiator.

BEDROOM TWO

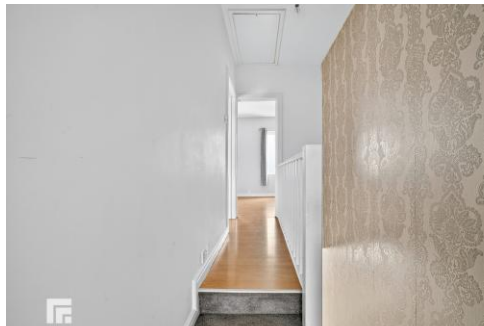
Double glazed window to rear. Radiator. Laminate flooring.

BATHROOM

Obscured double glazed window to rear. Shower cubicle with mains shower, panelled bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, w.c. Tiled walls. Radiator. Airing cupboard housing "i24" gas combi boiler.

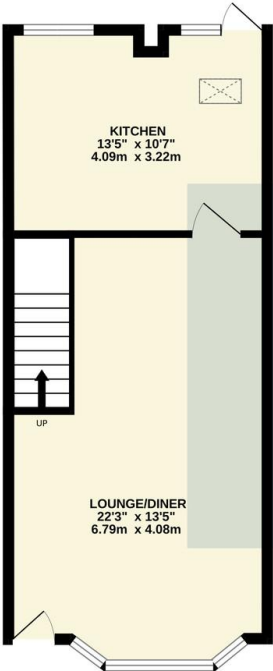


10 BIRCHGROVE ROAD, BIRCHGROVE , CARDIFF CF14 1RS

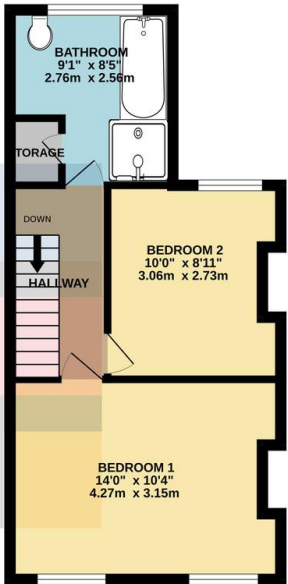


10 BIRCHGROVE ROAD, BIRCHGROVE , CARDIFF CF14 1RS

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

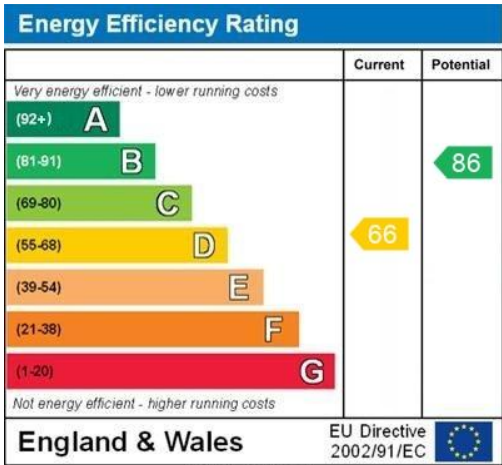


1ST FLOOR
355 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Mapbox (2020)



BIRCHGROVE 029 2052 9026

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

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