



David **Ricketts**





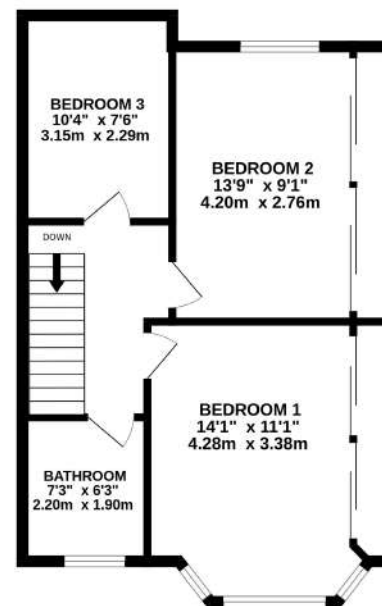
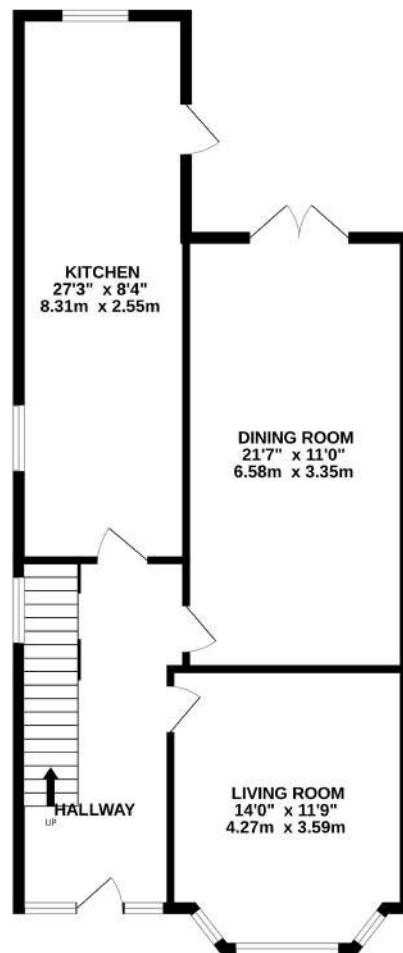
Norton Avenue, Birchgrove

£390,000

1,264 sq.ft

3 

1 



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## Norton Avenue, Birchgrove, Cardiff, CF14 - £390,000

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Situated on the popular Norton Avenue in Birchgrove, this three-bedroom semi-detached home offers excellent potential for buyers looking to modernise and add value. The property requires full renovation but features a well-balanced layout, including separate living and dining rooms, a large rear kitchen/living space, three bedrooms, a family bathroom, driveway parking, and a private rear garden with an outbuilding.

The location is a key highlight, with easy access to the M4 and A48, regular bus links to Cardiff city centre, and Birchgrove village and Heath Park within walking distance. Falling within the catchment for Birchgrove Primary and Whitchurch High School, the property is ideal for families, investors, or developers seeking a rewarding project in a highly desirable area.



### Ground Floor

Living Room - (14'0" x 11'9")  
Kitchen/Diner - (27'3" x 8'4")  
Dining Room - (21'7" x 11'0")  
WC - (2'11" x 5'8")

### First Floor

Bedroom 1 - (14'1" x 11'1")  
Bedroom 2 - (13'9" x 9'1")  
Bedroom 3 - (10'4" x 7'6")  
Bathroom - (7'3" x 6'3")











## David Ricketts & Co Property Services Limited

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For further information or to book a viewing please contact us on **02920 611 333** or email us at **[will@davidricketts.co.uk](mailto:will@davidricketts.co.uk)**

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