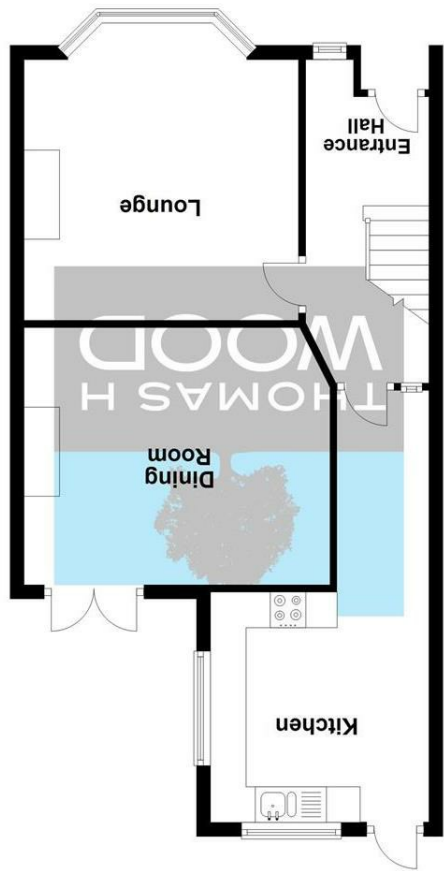
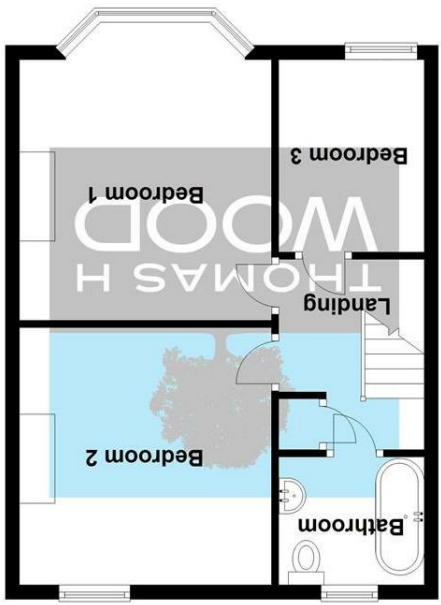


Total area: approx. 1034.0 sq. feet



Ground Floor
Approx. 566.2 sq. feet



First Floor
Approx. 467.8 sq. feet

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	58
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
England & Wales



CONTACT

EMAIL

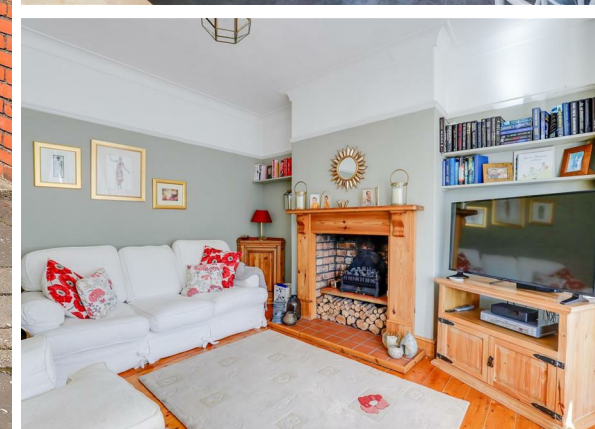
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



94 Birchgrove Road,
Birchgrove, Cardiff
CF14 1RT

Asking Price £379,500
House - Semi-Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1034.00 sq ft

Current EPC Rating - D58

Potential EPC Rating - C79

A beautifully presented three bed semi detached property ideally located on Birchgrove Road.. The current owners have maintained the property to a high standard throughout their ownership and is offered for sale in immaculate order throughout. This ideal family home is within walking distance to Birchgrove primary school and within catchment to Whitchurch and Glantaf high schools. The excellent amenities of Birchgrove are just a short walk away, along with the excellent public transport links to the city centre. The property briefly comprises; entrance hallway, lounge, sitting & dining room and kitchen to the ground floor. To the first floor, there are three good size bedrooms and a family bathroom. A private and sunny rear garden with delightful summer house complete this superb family home. Viewings are highly recommended.

ENTRANCE HALL

Via partially glazed UPVC front door to entrance hallway with oak flooring, papered walls with dado and picture rail and smooth ceiling with coving. Stairs to first floor and doors to all rooms.

LOUNGE

3.69m x 4.43m (12'1" x 14'6")
(into bay) Overlooking the front aspect of the property with wood floors, painted walls with picture rail and papered ceiling with coving. Feature gas fire with exposed brickwork, tiled hearth and wooden surround. UPVC bay window and radiator panel.

LOBBY

1.31m x 2.97m (4'3" x 9'8")
With tiled floors, smooth ceiling, painted walls and fitted dresser. Door to sitting and dining room. Opening to;

KITCHEN

3.08m x 3.07m (10'1" x 10'0")
With a range of wall and base units and oak work surfaces over. Stainless steel one and a half bowl sink with chrome mixer tap. Space and plumbing for washing machine and integrated fridge freezer. Four ring gas hob, Bosch electric oven and extractor over. UPVC windows side and rear UPVC door to garden radiator panel.

SITTING & DINING ROOM

4.29m x 3.64m (14'0" x 11'11")
With wood floors, painted walls with picture rail and smooth ceiling with coving. Feature gas fire with tiled hearth and wooden surround. UPVC French doors to garden and radiator with TRV.

LANDING

Via carpeted staircase to landing. Doors to all rooms and loft hatch access.

BEDROOM ONE

3.69m x 4.43m (12'1" x 14'6")
Overlooking the front aspect to the property with stripped wooden floors, painted walls with picture rail and smooth ceiling. Feature original fireplace, radiator panel, UPVC window to front and fitted wardrobes along one side.

BEDROOM TWO

2.85m x 3.65m (9'4" x 11'11")
Overlooking the rear aspect of the property with painted walls with picture rail, smooth ceiling with coving and feature original fireplace. UPVC window to rear, radiator panel and fitted wardrobes along one side housing renewed ideal logic combination boiler.

BEDROOM THREE

2.04m x 2.70m (6'8" x 8'10")
With carpeted floors, painted walls with picture rail and smooth ceiling. UPVC window to front and radiator panel.

BATHROOM

2.04m x 1.83m (6'8" x 6'0")
With free standing roll top bath with triton electric shower over. Low level WC and pedestal wash hand basin. Partially tiled walls, radiator panel, UPVC window to rear and stripped wooden floors.

OUTSIDE

FRONT

Ample off road parking. A welcoming and well maintained frontage. Path to main entrance and gate to the rear garden.

REAR

A generous and delightful rear garden with an array of mature plant shrubs and trees. Multiple patio areas and wonderful summer house. Side gate access to front.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band E



