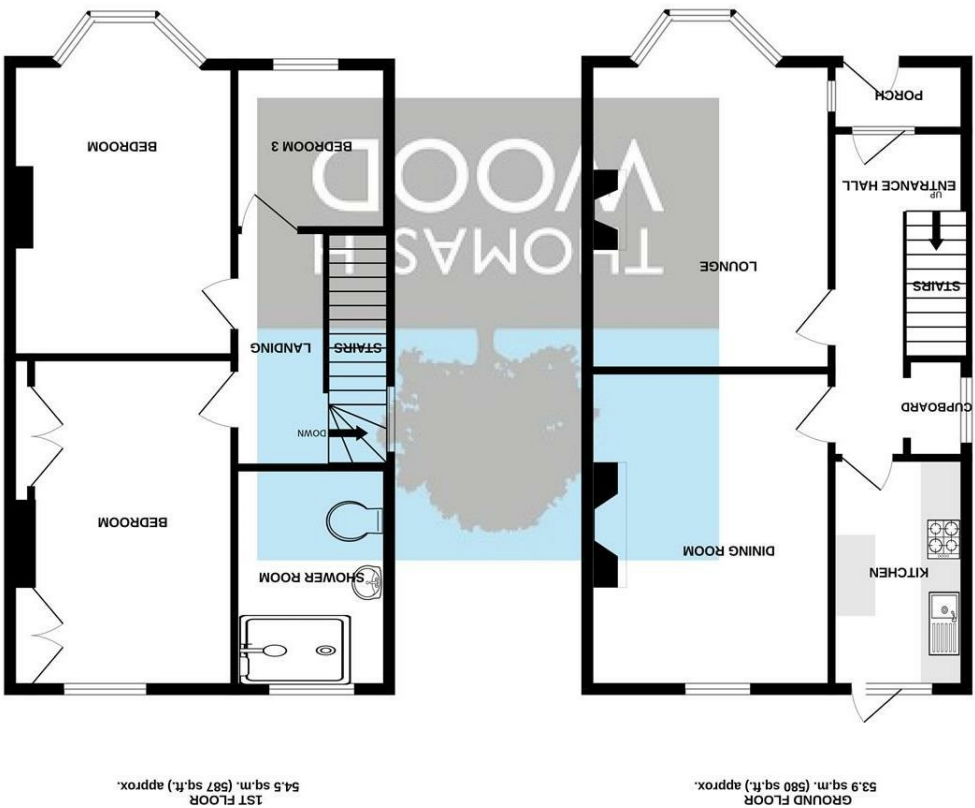


What every attempt has been made to ensure the accuracy of the location covered here, measurements  
 TOTAL FLOOR AREA : 108.4 sq.m. (1157 sq.ft.) approx.  
 as to their operation or efficiency can be given.  
 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
 is given or warranted. This plan is for illustrative purposes only and should be used as such by any  
 person or other persons are appropriate and no responsibility is taken for any error,  
 omission or mis-statement. Made with Aerogis ©2024



1ST FLOOR  
 54.5 sq.m. (587 sq.ft.) approx.

GROUND FLOOR  
 53.9 sq.m. (580 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs
EU Directive 2002/91/EC	
England & Wales	

www.thomashwood.com

WEBSITE

02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT

THOMAS H WOOD







168 Pantbach Road,  
Birchgrove, Cardiff  
CF14 1UG

£325,000  
House - Semi-Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 1167.00 sq ft

Current EPC Rating - D59

Potential EPC Rating - B86

We are pleased to offer for sale this charming bay-fronted, semi-detached family home located on Pantbach Road, a sought-after area close to both Rhiwbina and Whitchurch Villages. The property is in need of some updating but offers superb potential to create a modern and highly desirable family home. The property includes storm porch, hallway, lounge, dining room, kitchen, three good size bedrooms, and a bathroom. Additional features include, ample off-road parking, a sizeable rear garden, extension potential to the rear and roof space, plus no onward chain. Rhiwbina and Whitchurch Villages provide a wide range of amenities, excellent public transport and highly regarded primary and secondary schools. Viewing are highly recommended.

#### ENTRANCE HALLWAY

Via UPVC storm porch door and original hardwood door to carpeted hallway. Doors to all rooms, stairs to first floor and under stair storage.

#### LOUNGE

3.48m x 5.00m (11'5" x 16'4")  
(into bay) Overlooking the front aspect of the property with carpeted floor, papered walls and textured ceiling. UPVC bay window, gas fire and radiator panel.

#### DINING ROOM

3.48m x 3.76m (11'5" x 12'4")  
Overlooking the rear aspect of the property with carpeted floor, papered walls and tiled ceiling. UPVC window, gas fire and radiator panel.

#### KITCHEN

1.84m x 2.83m (6'0" x 9'3")  
A range of wall and base units and contrasting work surfaces over. Stainless steel one and half bowl sink with chrome tap. Electric oven, four ring gas hob. Space and plumbing for washing machine. With laminate floor, part tiled and papered walls. Wall mounted boiler. UPVC window and door to rear garden.

#### LANDING

Via carpeted staircase to landing. Doors to all rooms.

#### BEDROOM ONE

3.29m x 4.03m (10'9" x 13'2")  
Overlooking the front aspect of the property with carpeted floor, papered walls and textured ceiling. UPVC window and radiator panel.

#### BEDROOM TWO

3.38m x 3.88m (11'1" x 12'8")  
Overlooking the rear aspect of the property with carpeted floor, papered walls and textured ceiling. Fitted wardrobes, UPVC window and radiator panel.

#### BEDROOM THREE

2.06m x 3.11m (6'9" x 10'2")  
Overlooking the front aspect of the property with carpeted floor, papered walls and textured ceiling. UPVC window and radiator panel.

#### SHOWER ROOM

1.90m x 2.62m (6'2" x 8'7")  
A three piece suite with low level WC. pedestal wash hand basin and double shower enclosure. Tiled floor and part tiled and papered walls. Chrome towel radiator and UPVC window.

#### OUTSIDE

##### FRONT

A block paved driveway with parking for several cars. Laid lawn and hedgerow to front. Gated access to rear garden.

##### REAR

A generous rear garden with ample room for extending. Laid lawn, timber and brick perimeters, mature hedgerow and shrubs. Side access

#### TENURE

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

#### COUNCIL TAX

Band E





