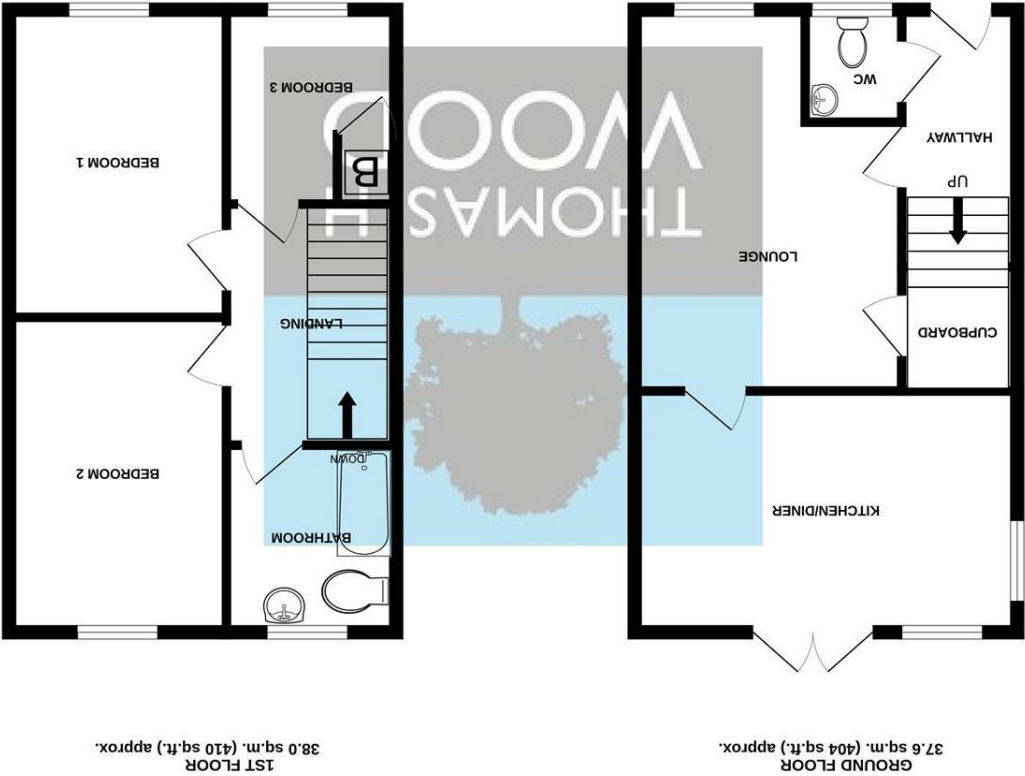


TOTAL FLOOR AREA : 75.6 sq.m. (814 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error 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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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
84		
95		
Energy Efficiency Rating		
Current		
Potential		

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89a Birchwood Gardens,  
Whitchurch, Cardiff  
CF14 1HZ

Asking Price £295,000  
House - End Terrace  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 814.00 sq ft**

**Current EPC Rating - B84**

**Potential EPC Rating -  
A95**



A well-presented three-bedroom semi-detached property in the popular area of Birchwood Gardens, Whitchurch. Offered for sale with no onward chain, with viewings highly recommended. The property briefly comprises, entrance hallway, WC, spacious lounge and kitchen/diner. To the first floor are three bedrooms and a family bathroom. There is off road parking to the front of the property and an enclosed rear garden. The property is located within easy access to Whitchurch village, the highly regarded primary and secondary schools and the excellent transport links.

#### **ENTRANCE HALL**

Via UPVC door to carpeted hallway.

#### **WC**

0.88m x 1.67m (2'10" x 5'5" )  
with linoleum floor and painted walls. UPVC obscure window to front. Low level WC. Pedestal wash basin and radiator.

#### **LOUNGE**

3.71m x 4.68m (12'2" x 15'4")  
Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. UPVC window with fitted blind, radiator panel and under stairs cupboard.

#### **KITCHEN/DINER**

4.73m x 3.17m (15'6" x 10'4")  
With a range of wall and base units with complimentary work surfaces over. Gas hob with extractor and electric oven under. Stainless steel sink and drainer. Space for washing machine. UPVC windows to side and rear, plus UPVC French doors to the rear garden.

#### **LANDING**

Via carried staircase to spacious landing. UPVC window with fitted blind to side aspect. Doors to all rooms and loft access.

#### **BEDROOM ONE**

2.73m x 3.89m (8'11" x 12'9")  
Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. UPVC window with fitted blind, radiator panel and fitted wardrobes.

#### **BEDROOM TWO**

2.77m x 3.94m (9'1" x 12'11")  
Overlooking the rear aspect with carpeted floor, painted walls and smooth ceiling. UPVC window with fitted blind and radiator panel.

#### **BEDROOM THREE**

1.88m x 2.05m (6'2" x 6'8" )  
Overlooking the front aspect with carpeted floor, painted walls and smooth ceiling. UPVC window with fitted blind, radiator panel and cupboard housing a modern combination boiler.

#### **BATHROOM**

1.80m x 2.35m (5'10" x 7'8")  
A three-piece suite with linoleum floor and laminated walls. UPVC obscure UPVC window to rear. Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Heated towel radiator. Extractor fan.

#### **OUTSIDE**

##### **FRONT**

Off road parking to the front of the property. Gate leading to the rear garden.

##### **REAR**

A good size rear garden with patio and laid lawn areas. Timber fencing and gate to the front.

#### **TENURE**

This property is believed to be Freehold. This will be confirmed by the purchaser's solicitor.

#### **COUNCIL TAX**

Band E

