



92 Caerphilly Road, Cardiff, CF14 4AG

Price **£300,000**

BRINSONS

****NEW PRICE **** THREE BEDROOMS **** OFF ROAD PARKING****

Brinsons of Caerphilly, We are delighted to offer to the market, this lovely three bedroom semi detached property, located in the heart of Birchgrove.

Offering this well presented internal accommodation laid out over two floors, it is both generous and versatile with the addition of a conservatory and WC on the ground floor, and three good sized bedrooms and a family bathroom on the first floor.

Externally there is a generous garden to the rear and driveway parking to the front.

Located close to a fantastic range of local amenities as well as local transport links.

A MUST SEE!!! In the heart of Birchgrove.

Freehold.

Council Tax Band - E

Entrance Hallway

Double glazed door to the front. Textured ceiling finished with coving. Panelled radiator. Power points. Wooden effect laminate flooring. Stairs to the first floor.

Lounge 12'7 x 12'2 (3.84m x 3.71m)

Double glazed window to the front. Textured ceiling finished with coving. Panelled radiator. Power points. Wooden effect laminate flooring. Archway open to:

Dining Area 14'10 x 9'9 (4.52m x 2.97m)

Double glazed French doors to the rear opening into the conservatory. Textured ceiling finished with coving. Panelled radiator. Power points. Wooden effect laminate flooring.

Conservatory 10'0 x 8'0 (3.05m x 2.44m)

Double glazed windows to the sides and rear. Panelled radiator. Power points. Wooden effect laminate flooring.

Kitchen 9'9 x 7'4 (2.97m x 2.24m)

A range of matching white high gloss wall and base units with complimentary worksurfaces over. Single bowl stainless steel sink. Space for freestanding fridge/freezer. Space for freestanding range cooker. Space for dishwasher. Textured ceiling. Power points. Tiled walls. Tiled flooring. Double glazed window to

the rear. Double glazed door to the rear. Inner hallway giving access to:

Wc/Utility

Low level wc. Wash hand basin set into vanity unit. Smooth ceiling. Chrome heated towel rail. Smooth ceiling. Wooden effect laminate flooring. Plumbing for washing machine. Double glazed window to the side and rear.

Landing

Smooth ceiling. Attic access hatch.

Bedroom One 13'1 x 11'5 (3.99m x 3.48m)

Double glazed window to the front. Textured ceiling. Power points. Panelled radiator.

Bedroom Two 12'7 x 10'11 (3.84m x 3.33m)

Double glazed window to the rear. Textured ceiling. Power points. Panelled radiator. Built in wardrobes.

Bedroom Three 8'8 x 6'5 (2.64m x 1.96m)

Double glazed window to the front. Textured ceiling. Power points. Panelled radiator. Attic access hatch.

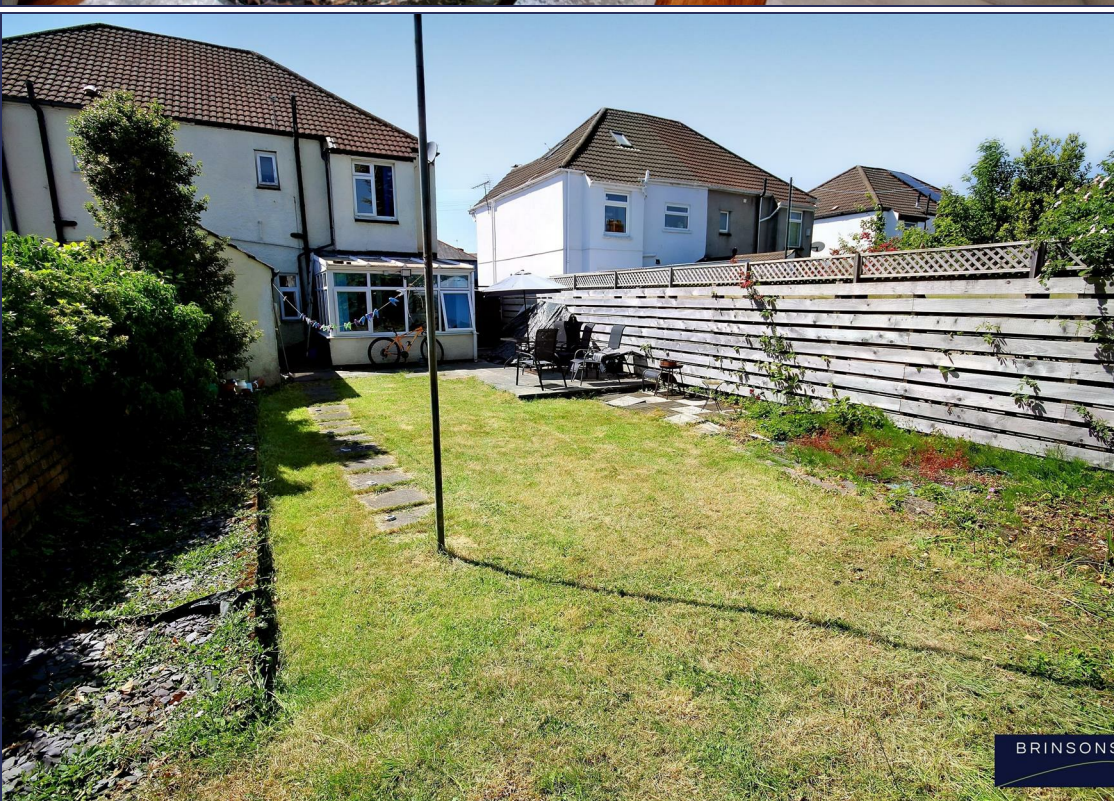
Bathroom

Panelled bath with shower over. Low level wc. Wash hand basin. Textured ceiling. Tiled walls. Chrome heated towel rail. Double glazed window to the rear.

Rear Garden

A generous rear garden mainly laid to lawn with a feature patio seating area.

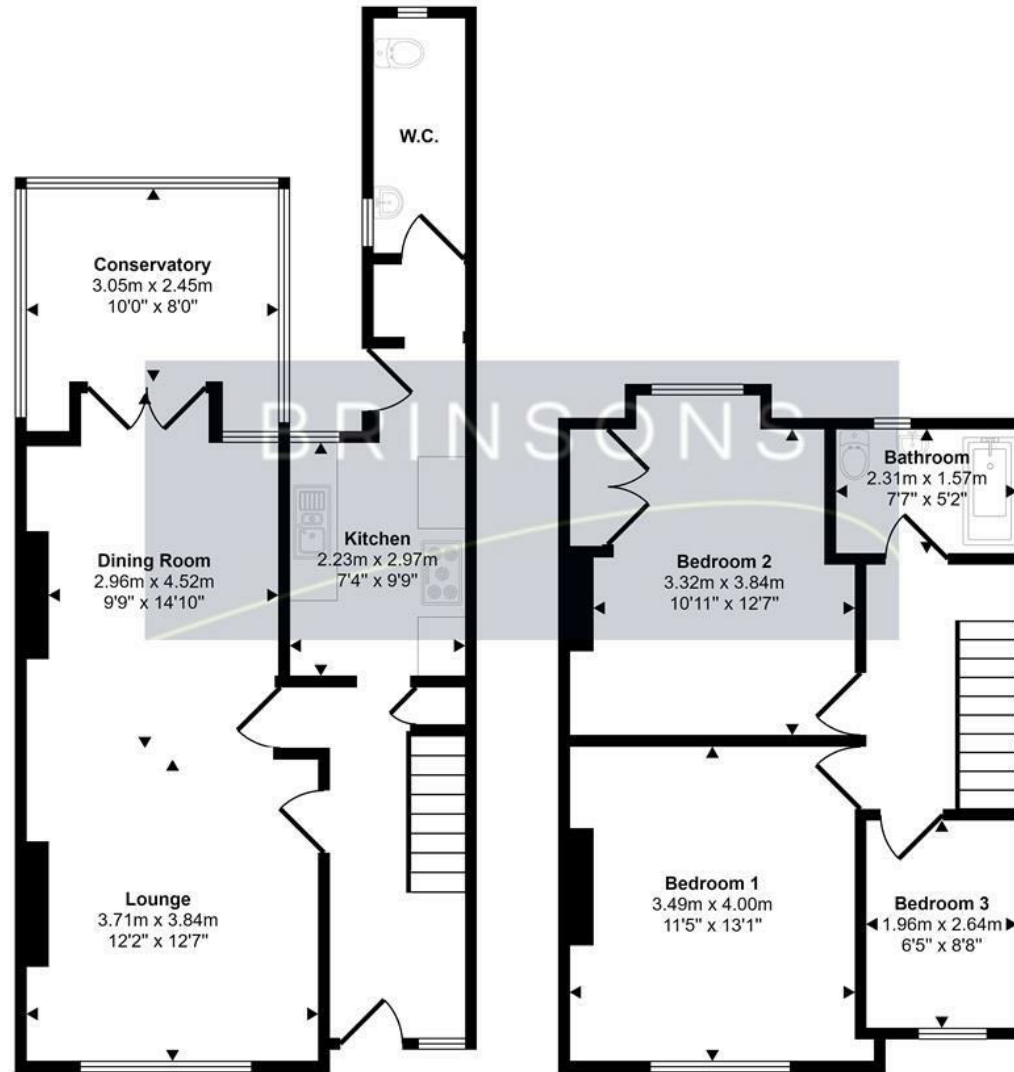
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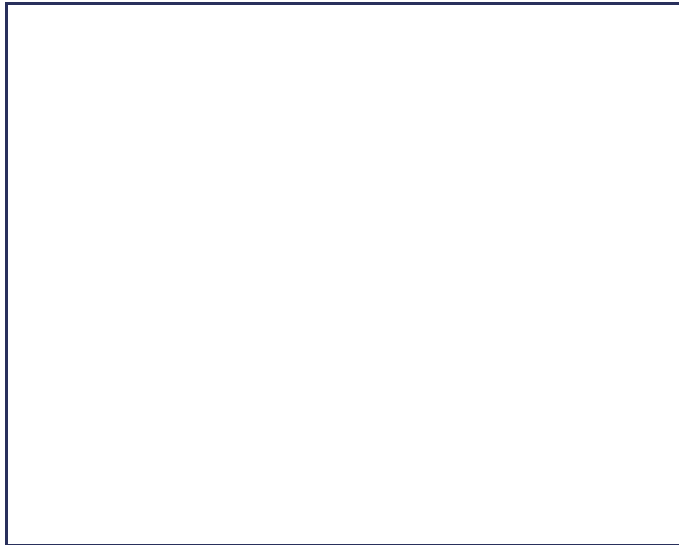
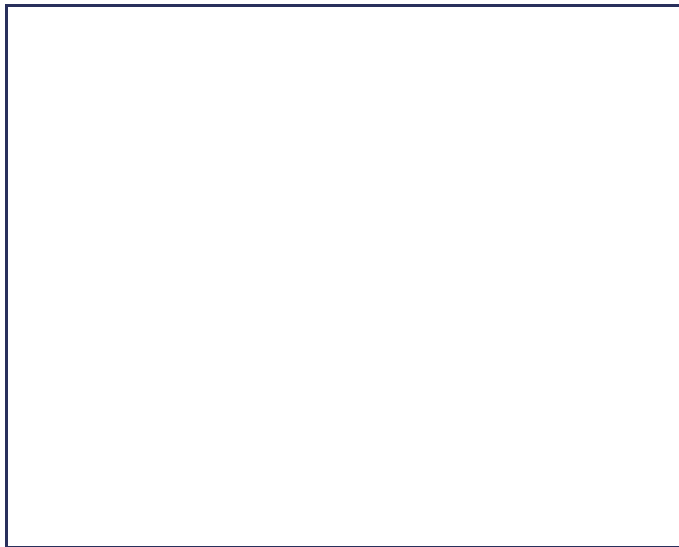
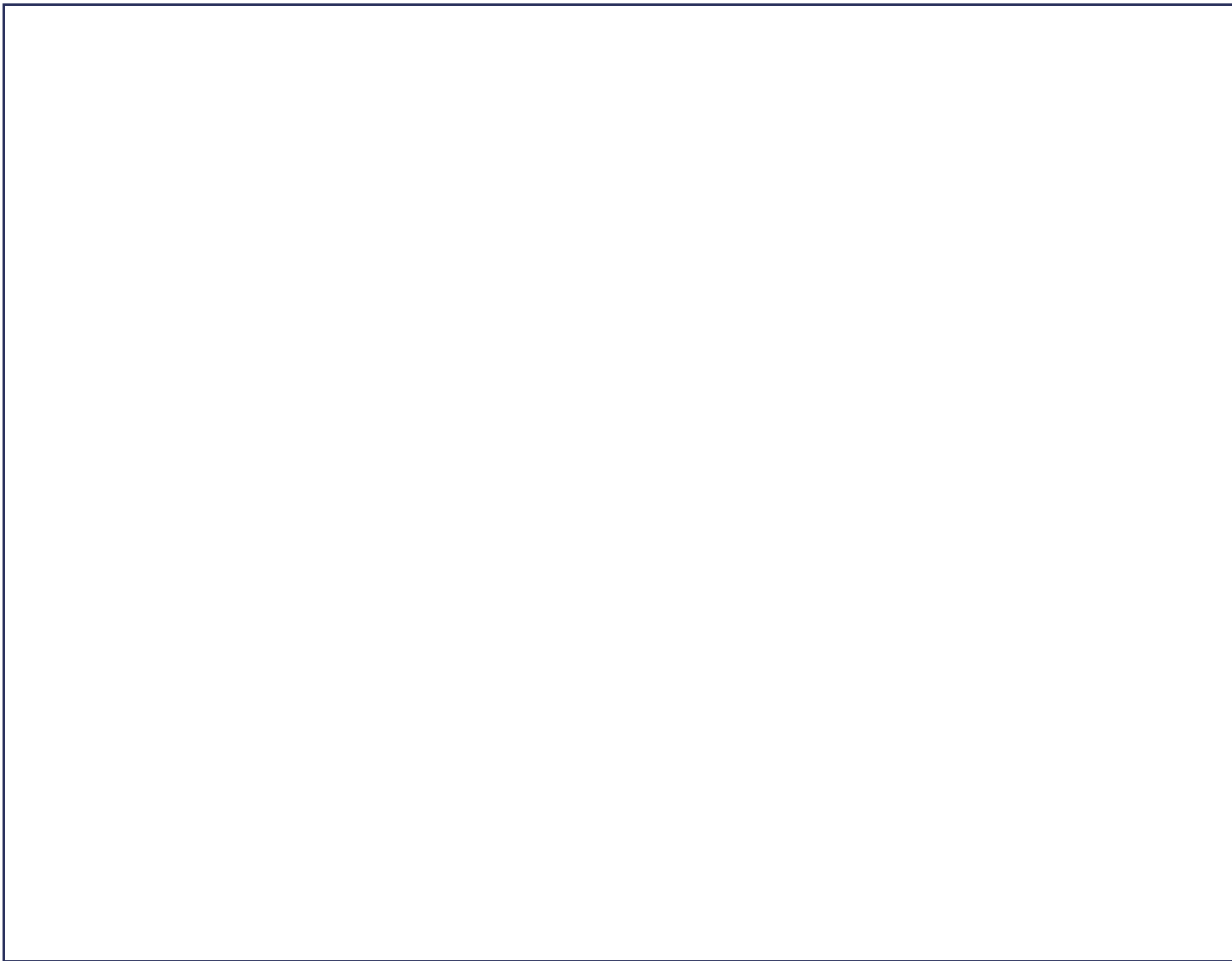
Approx Gross Internal Area
104 sq m / 1122 sq ft



Ground Floor
Approx 59 sq m / 632 sq ft

First Floor
Approx 46 sq m / 490 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	