



*Hern and Crabtree*

£350,000 Freehold

Murrayfield Road | Cardiff | CF14 4QW



This delightful three bedroom semi-detached family home is located in the popular residential area of Birchgrove, Cardiff. The property is conveniently situated close to local amenities, public transport links and within walking distance of Birchgrove Primary School.

The accommodation briefly comprises an entrance hall, dining room, living room, sitting room/ home office, and a kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. The property further benefits from an enclosed rear garden and driveway to the front providing off street parking.

The property is also well placed for access to Heath Hospital and excellent road links. Viewings of this fantastic property can be arranged via our Heath branch.



### Entrance Hall

Entered via double glazed PVC door to the front with matching window. Stairs to the first floor, radiator, doors lead off to;

### Dining Room 11'11 x 12'4

Double glazed bay window to the front, radiator, picture rail, fireplace and surround. Open to the living room.

### Living Room 11'2 x 11'8

Door to hallway, picture rail, radiator, gas fireplace, door to sitting room/ office. Double glazed french doors to the rear garden. Squared off archway to the dining room.

### Sitting Room/ Office 18'11 x 6'1

Double glazed door to the front with window, two double glazed skylight windows, sliding double glazed doors to the garden, wood laminate flooring, radiator.

### Kitchen 19'0 max x 5'7 max

Door from hallway, units are laid in an L-shape with breakfast bar. Double glazed windows to the side and rear, double glazed door to the garden. Kitchen offers wall and base units with work tops over, space for gas cooker, stainless steel sink and drainer, plumbing for washing machine. Space for tumble dryer and/or further appliances including space for fridge

freezer. Wood laminate flooring, under stairs storage area, gas combination boiler.

### First Floor

#### Landing

Banister, loft access hatch, storage cupboard with linen shelves.

#### Bedroom One 13'2 max x 10'11 max

Double glazed bay to the front, radiator.

#### Bedroom Two 12'5 x 10'3

Double glazed window to the rear, radiator, picture rail.

#### Bedroom Three 6'11 x 8'3

Double glazed window to the front, radiator, picture rail.

#### Bathroom 8'8 max 5'5 max

Double glazed obscured window to the side, WC, wash hand basin, bath with shower off the mixer. Heated towel rail, wood laminate flooring, linen cupboard, part tiled wall, mirrored vanity cupboard.

#### Front Garden

Driveway with keyblock hardstand providing off street parking for one vehicle with potential to create more. Lawned garden with mature tree to the front and low rise brick wall. Path to



the front door with outside light and small storm porch to the front.

### Rear Garden

Enclosed rear garden, fencing, paved patio, lawn, mature shrubs trees and flower borders. timber frame storage shed, outside cold water tap. Front could be accessed via the sitting room/office with the interconnecting door to the front for those who want side access.

### Additional Information

We have been advised by the vendor that the property is Freehold.

Tax Band = E

EPC = D



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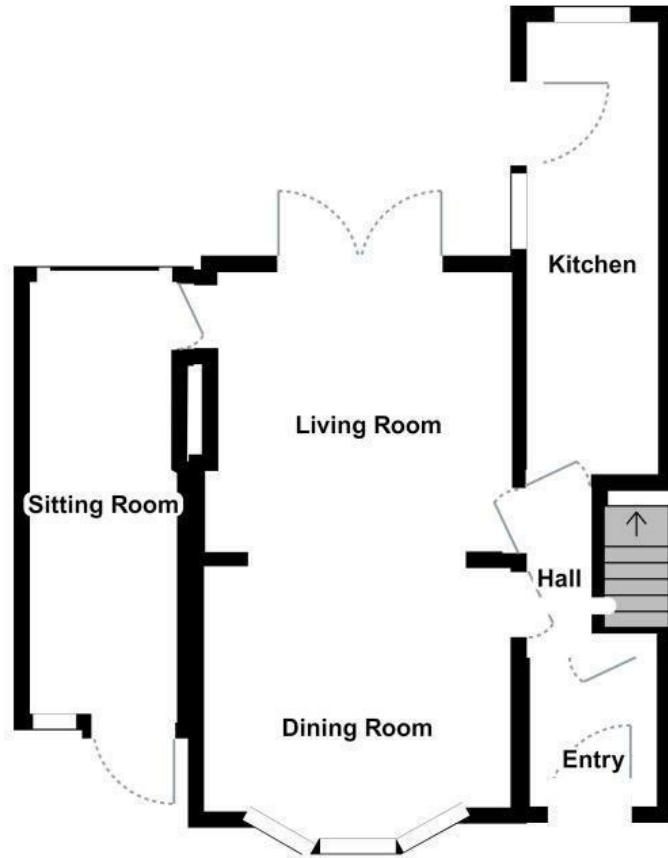
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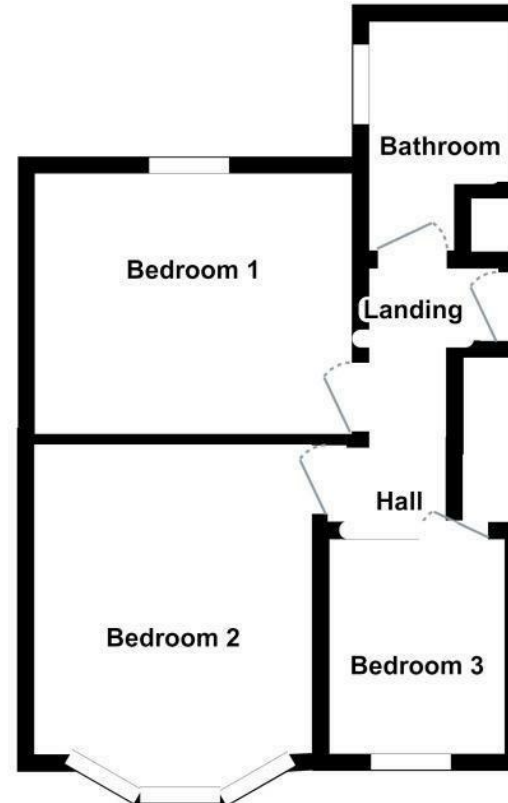
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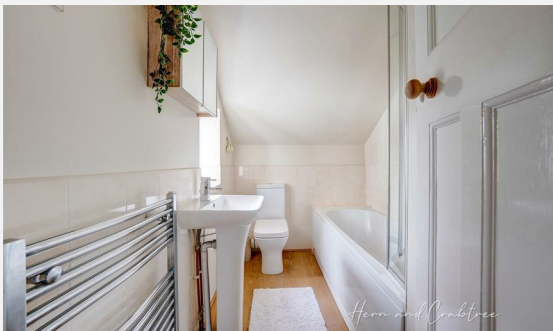
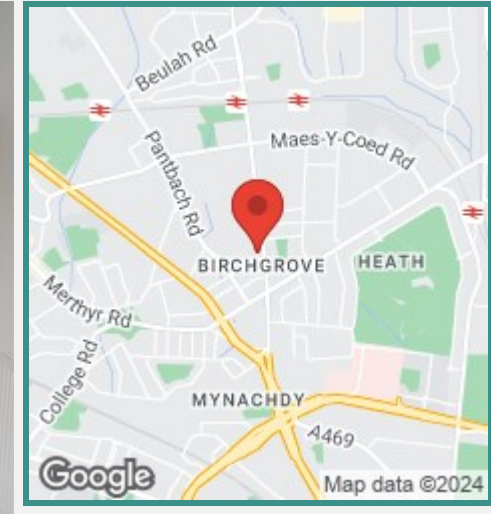
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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