



£700,000 Freehold

Birchwood Road | Cardiff | CF23 5LJ

Hern &  
Crabtree

Welcome to this stunning detached family home located on Birchwood Road in Cardiff! Situated in a sought-after location near Roath Park, this home offers not only a wonderful living space but also the convenience of being close to nature. There are bus links nearby and easy access to the A48, perfect for commuting and is also a short drive to the University Hospital of Wales.

This beautiful property boasts an entrance porch, hallway, cloakroom, three reception rooms, perfect for entertaining guests or simply relaxing with your loved ones, kitchen, utility and a fourth bedroom with en suite to the ground floor. To the first floor there are three bedrooms, a family bathroom and an additional WC for extra convenience. With a loft room accessible on the second floor this property offers plenty of room for the whole family to enjoy. The property has a large rear garden with raised sitting area, imagine waking up to lovely elevated views across Cardiff. The property's in and out driveway provides ample off street parking and there is also a single storage garage with access to the rear.

Families will be delighted to know that this property falls within the catchment area for Lakeside Primary and Cardiff High School. Don't miss out on the chance to make this charming property your new home. Contact us today to arrange a viewing and experience the beauty and comfort this home has to offer.



### Entrance Porch 6'10 x 7'11

Storm porch to the front, large porch entered via a double glazed door, matching windows either side, door to hallway, vinyl floor.

### Hallway

Stairs to the first floor, built-in storage cupboards, vinyl floor.

### Cloakroom

WC, wash basin, vanity, obscure glazed window to the side, radiator, matching vinyl floor.

### Lounge 14'11 max x 16'8 max

Double glazed french doors to the garden with matching window over.

Wood parquet flooring, cast iron wood burning stove set into the chimney breast. Radiator.

### Dining Room 14'11 max x 13'1 max into bay

Double glazed bay window to the front, wood parquet flooring. Curved bay radiator.

### Kitchen 16'7 x 8'11

Double glazed window to the rear aspect. Kitchen fitted with wall and base units with complementary work tops over, twin 'Smeg' stainless steel sink with a pull down spray mixer tap. Integrated 'Hotpoint' ceramic hobs, fitted with a 'Hotpoint' cooker hood

over. Integrated dishwasher, pull out pan drawers, space for an American style fridge freezer. Integrated 'Neff' oven and further integrated microwave oven. Vinyl floor matching the hallway. Door to utility room. Vertical radiator.

### Utility Room 14'5 x 4'7 max

Double glazed skylight window, sink and drainer. Plumbing and space for washing machine and tumble dryer. Gas 'Worcester' combination boiler. Wall and base storage, vinyl floor, double glazed door leading to the rear garden.

### Sitting Room 8'3 x 19'11

Squared off archway to the ground

floor bedroom. Double glazed window to the front, two radiators. Double glazed skylight window.

### Bedroom Four 10'1 x 12'4

Double glazed window to the front, wood flooring, radiator. Door to en suite.

### En suite

Skylight window, shower quadrant, WC, wash hand basin, heated towel rail. Vinyl floor.

### First Floor

Stairs rise up from the entrance hall with wooden hand rail and spindles. Dog-leg staircase.



### Landing

Double glazed windows to the front, banister, radiator. Fixed stairs to the loft room.

### Bedroom One 10'7 x 15'0 max

Double glazed windows to the rear, radiator. Fitted wardrobes. Bedside lights.

### Bedroom Two 9'9 x 14'10

Double glazed windows to the front. Radiator. Fitted wardrobes.

### Bedroom Three 16'10 max x 9'0 max

Double glazed windows to the rear, radiator, fitted wardrobes and over bed storage, wash basin, fitted drawers.

### Family Bathroom 8'6 x 8'1

Double obscure glazed window to the front, bath, double shower quadrant. WC and wash basin vanity unit, fully tiled walls and floor. Radiator and extractor fan.

### WC

Separate WC, wash basin and vanity. Double glazed window to the side. Radiator. Part tiled wall.

### Loft Room 9'3 x 16'3

Fixed stairs from the landing to loft room with double glazed skylight windows, radiator, storage into the eaves. Further built-in storage. Floor to ceiling height 8'6.

### External

### Front

Key block in and out driveway, landscaped borders with mature shrubs and flowers. Outside power point, outside light. Garage access to the side of the property.

### Rear Garden

Accessed from the lounge or utility. Raised patio sitting area, low rise wall and wrought iron railing. Outside cold water tap, power point and light. Steps leading down to a decked sitting area. Lawn area, further patio with a good selection of mature shrubs, trees and flower borders. Timber frame storage shed.

### Garage 23'9 x 6'10 max

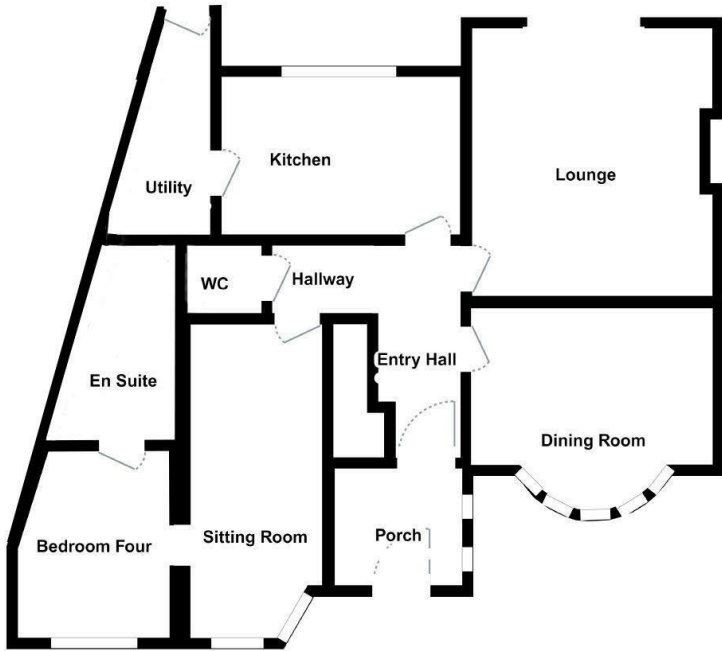
Storage garage with single up and over door, power and light. Access to the front of the property.

### Additional Information

EPC - D

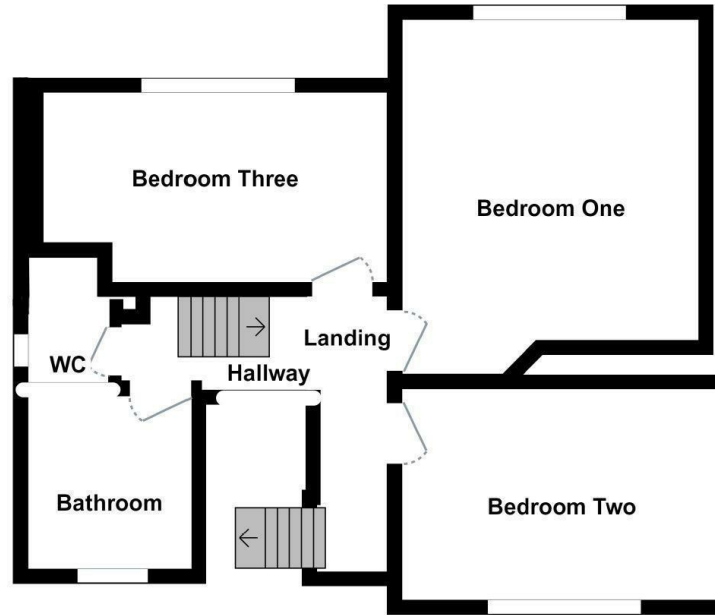
Council Tax band - G





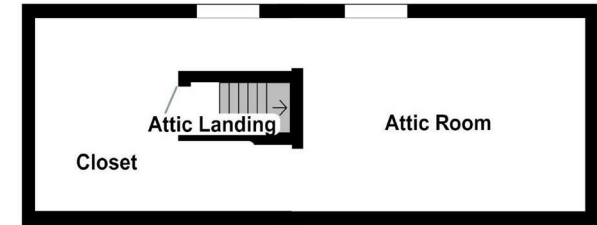
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Ground Floor



For illustration purposes only. Not to scale.

First Floor



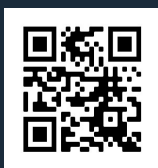
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Second Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		59	77

England & Wales EU Directive 2002/91/EC



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