



Three Ways, Keynsham Road, Birchgrove

£395,000 Freehold

Chain-free detached bungalow with two bedrooms, conservatory, spacious gardens, driveway, and shed. Peaceful setting, secure parking, and scope to personalise. Ideal for comfortable single-level living.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Porch

Entered via wooden doors with inset obscured and stained glass panels. Tiled walls. Wooden door with inset obscured and stained glass panel to entrance hall.

Entrance Hall

Entered via wooden door with inset obscured and stained glass panel. Laminate flooring. Meter cupboard. Cupboard with built in shelving. Radiator.

Lounge

11' 8" x 12' 11" (3.55m x 3.94m)

Double glazed doors to rear garden with double glazed windows to either side. Laminate flooring. Coved ceiling. Radiator. Opening to dining area.

Dining Area

8' 3" x 9' 9" (2.52m x 2.98m)

Opening to lounge. Doors to entrance hall and conservatory. Archway to kitchen. Laminate flooring. Radiator.

Kitchen

11' 5" x 6' 7" (3.47m x 2.01m)

Double glazed window overlooking rear garden. Archway to dining area. Recessed storage. Base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in double oven, 4 ring gas hob with extractor hood over. Plumbing and space for washing machine.

Conservatory

9' 5" x 14' 1" (2.87m x 4.28m)

Double glazed uPVC windows to side and rear, and double glazed door to side. Obscured double glazed windows to other side. Radiator. Tiled flooring.

Bedroom One

12' 7" x 13' 1" (3.84m x 4.00m)

Double glazed uPVC bay window to front. Radiator. Fitted wardrobes.

Bedroom Two

12' 2" x 11' 10" (3.71m x 3.60m)

Double glazed uPVC bay window to front. Radiator.

Shower Room

8' 1" x 5' 10" (2.47m x 1.77m)

Obscured double glazed window to side. Cupboard housing gas combi boiler and with shelving. Shower cubicle with mains shower, w.c, vanity enclosed wash hand basin with mixer tap and storage below. Heated towel rail.

AML

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

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GARDEN

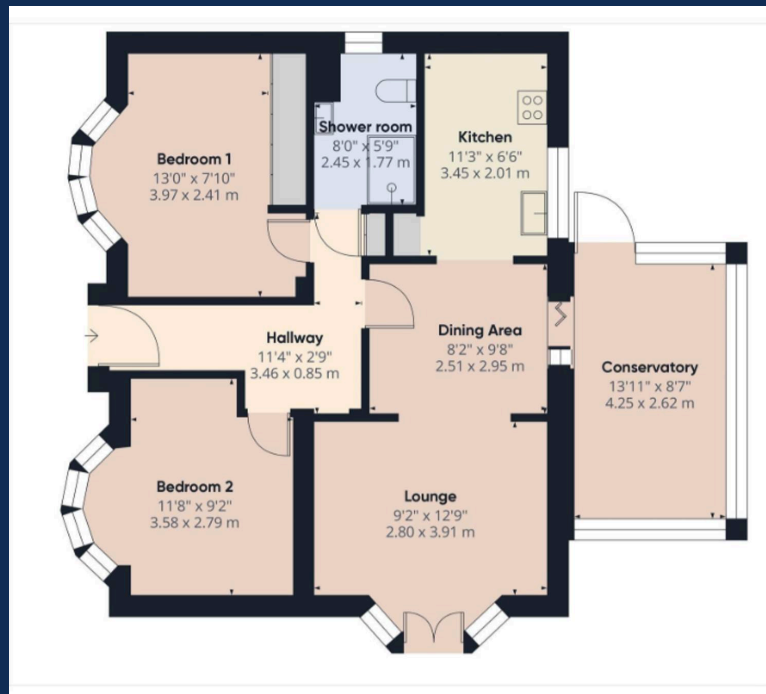
Impressive gardens to rear and side. Gated access to either side. Mostly lawned, with hedging and bushes. Mature tree. Shed.

DRIVEWAY

1 Parking Space

Wrought iron gates to driveway with hedging. Gate to side leading to rear garden.





BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



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