



Caerphilly Road,
Birchgrove, Cardiff,
CF14 4NR



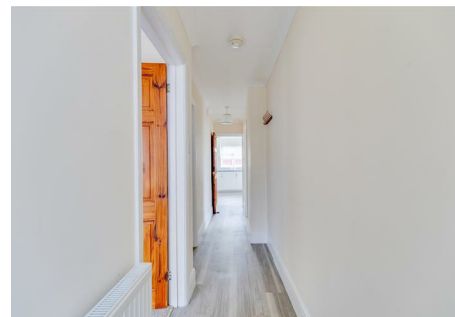
PCM
£975 PCM

1 Bedrooms
Maisonette

A newly upgraded, spacious one double bedroom apartment on the ground floor of this converted end of terrace corner property in The Heath. Centrally located and within 400m of the village of Birchgrove, this is a much improved property with new kitchen, bathroom, flooring and decoration throughout. Off road parking within the large courtyard garden and side driveway. Llanishen and Rhiwbina villages within a mile, UHW and Heath Park very nearby. Unfurnished. Gas central heating. Council Tax band B. EPC rating D. Available August 2026 for minimum twelve month term.

Features

- Newly Upgraded Ground Floor Apartment/Converted End of Terrace Property
- One Double Bedroom/Generous Dimensions to All Rooms
- Brand New Kitchen/Bathroom/Flooring/Decoration
- Centrally Located within 400m of Birchgrove Village/Pub/Italian Cafe
- Fabulous Rear Courtyard with Large Off Road Parking Option
- Unfurnished/Gas Central Heating
- UHW/Heath Park/Tennis and Bowls All Nearby
- Council Tax Band B/EPC Rating D



Information

- Tenure:
- Council Tax Band: B
- Floor Area: 560.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



1 BEDROOMS



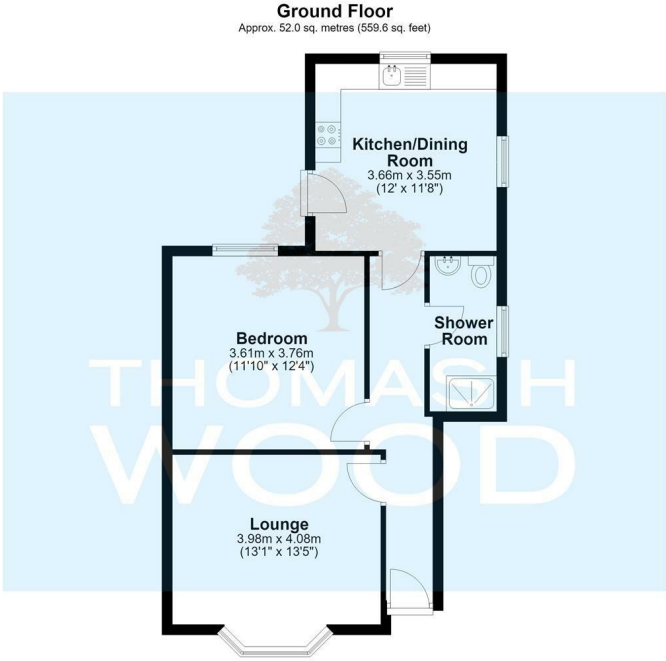
1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: D

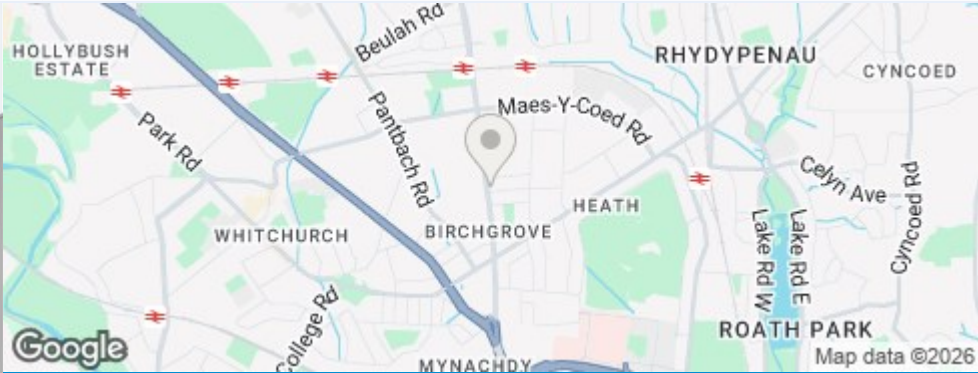


Total area: approx. 52.0 sq. metres (559.6 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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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