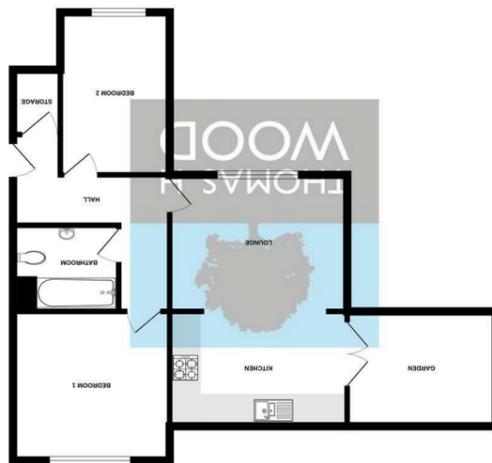


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



GROUND FLOOR  
59.9 sq.m. (644 sq.ft.) approx.

THOMAS H WOOD  
14 Park Road, Whitchurch, Cardiff, CF14 7BQ  
02920 626 252  
sales@thomashwood.com  
thomashwood.com

To book a viewing call 02920 626252

thomashwood.com



£200,000

The Grove, Groveland Road,  
Birchgrove, Cardiff,  
CF14 4RA

A deceptively spacious two bedroom ground floor apartment ideally positioned on Groveland Road. The property offers well balanced accommodation throughout, centred around a generous open plan lounge and kitchen creating a bright and sociable living space, ideal for both everyday living and entertaining. There are two well proportioned double bedrooms together with a modern bathroom, with the layout offering both practicality and flexibility for first time buyers, downsizers or investors alike. A particular feature of the property is the private garden, a rare addition for an apartment of this type, providing valuable outdoor space for relaxing and entertaining. The ground floor position further enhances accessibility and convenience, while the property offers comfortable, low maintenance living within proximity to highly regarded schools and excellent local amenities. To be sold with no onward chain.



**HALLWAY**

A welcoming hallway providing access to all rooms. With neutral décor, practical layout and useful storage cupboard.

**KITCHEN**

12'9" x 7'6"

A range of wall and base units and contesting work surfaces over. Integrated washer and fridge freezer, electric hob, oven and extractor. Stainless steel sink and chrome tap. Door to rear garden and open plan to;

**LOUNGE**

9'7" x 17'10"

A spacious open plan living area with a front aspect window, offering ample space for both seating and dining. Open plan to the kitchen.

**BEDROOM ONE**

11'7" x 13'7"

A well proportioned double bedroom with a rear aspect window, offering ample space for bedroom furniture.

**Features**

- Ground Floor Two Bedroom Apartment
- Well Proportioned Lounge / Kitchen
- Two Double Bedrooms
- Modern Bathroom
- Ideal First Time Purchase Or Investment Opportunity
- Convenient Location Close To Local Amenities
- Close To Excellent Public Transport Links, Highly Regarded Schools And Excellent Local Amenities

**BEDROOM TWO**

7'10" x 11'6"

A further double bedroom, ideal as a guest room, home office or nursery, with a front aspect window.

**BATHROOM**

6'10" x 5'6"

Fitted with a modern suite comprising bath with shower over, wash hand basin and WC, finished with tiled surrounds.



**OUTSIDE**

The property benefits from a convenient ground floor position with access to a private garden. Allocated parking to the front.

**TENURE**

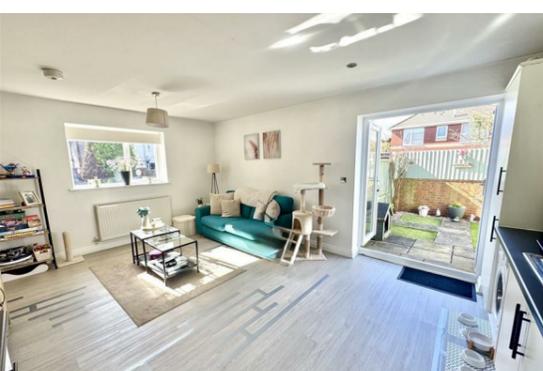
Share of the freehold between 4 owners.  
Leasehold Term 999  
Service Charge £720 p.a.  
No ground rent.

**COUNCIL TAX**

Band D

**Information**

- Tenure: Leasehold - Share of Freehold
- Council Tax Band: D
- Current EPC Rating: C
- Potential EPC Rating: C
- Floor Area: 644.00 sq ft



-  2 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C