

Toftingall Avenue

BIRCHGROVE, CARDIFF, CF14 4QP

GUIDE PRICE £350,000

**Hern &
Crabtree**



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Tucked away in a peaceful cul-de-sac just off Caerphilly Road in Birchgrove, this stylishly presented 1930s end-of-terrace home offers a brilliant blend of character and contemporary living. Set on a generous plot with rear lane access, it includes a detached garage, driveway parking for two vehicles, and a landscaped rear garden with a raised decked seating area.

Inside, the property features open-plan living and dining spaces with a feature wood-burning stove and attractive oak flooring. The sleek, modern kitchen is finished with quartz worktops and integrated appliances, while the bathroom boasts a contemporary suite with a shower-over-bath, vanity storage, and quality finishes throughout. Upstairs, there are three bedrooms, including two doubles and a single, making it ideal for couples or growing families.

Birchgrove is a popular and well-connected part of North Cardiff, just a short walk from the many amenities on Caerphilly Road, including shops, cafes, and eateries. There are excellent public transport links via bus and rail, with Birchgrove station nearby, and easy access to the A470 and M4 for commuters. Local parks and green spaces are close at hand, and Cardiff city centre is just a short journey away. This is a home that's ready to move into and enjoy.



944.00 sq ft

Front and Drive

Located in a quiet cul-de-sac, this attractive 1930s end-of-terrace home features off-street parking on a tarmac driveway with space for two vehicles. A brick-paved path leads to a charming

Porch & Hallway

A set of double-glazed French doors with a window over, opening into an internal porch with tiled flooring. A traditional wood door with etched and stained glass opens into the welcoming hallway. Features include oak wood flooring, a picture rail, under-stairs storage cupboard, radiator, concealed gas meter, and access to the living areas and first floor.

Living Room & Dining Room

Open-plan and full of character, the living room has a double-glazed bay window to the front, matching oak wood flooring, a radiator, and a picture rail. Flowing into the dining room, this space continues the oak flooring and includes a rear bay window, radiator, and a beautiful cast iron wood-burning stove set into the chimney breast on a slate hearth.

Kitchen

Stylishly fitted with a selection of wall and base units, quartz worktops, and a Belfast ceramic sink with mixer tap. Integrated appliances include a Bosch induction hob, double oven and grill, extractor hood, full-length Hotpoint dishwasher, and fridge-freezer. Tiled flooring, under-cabinet lighting, a built-in laundry cupboard with plumbing for a washing machine and space for a tumble dryer add functionality. The kitchen also features a double-glazed rear window and sliding patio doors to the garden.

First Floor

Landing

Stairs rise with a wooden handrail and spindles, leading to a landing with matching bannister and access to all three bedrooms and the bathroom.

Bedroom One

A generous principal bedroom with a front-facing double-glazed bay window, twin fitted wardrobes within the alcoves, a radiator, and picture rail.

Bedroom Two

Overlooking the rear garden, this double bedroom has a built-in wardrobe and airing cupboard housing the Baxi combination boiler. Includes a double-glazed window, radiator, and picture rail.

Bedroom Three

A front-facing single room with double-glazed window, picture rail, radiator, and loft access hatch.

Bathroom

Well-appointed with a bath and plumbed shower over, glass splash screen, WC, wash basin with vanity unit, additional mirrored cabinet, spotlights, and heated towel rail. Finished with part-tiled walls and tiled flooring. Obscure double-glazed window to rear.

Outside

Rear Garden

A thoughtfully landscaped garden with a slate patio, lawn, mature shrubs, outside lighting, and a raised decked seating area. A pathway leads to a pedestrian gate offering rear lane access. There's also an outside cold water tap and access to the garage.

Garage

A detached garage with power and lighting, glazed window, side door from the garden, and barn-style doors opening to the rear lane.

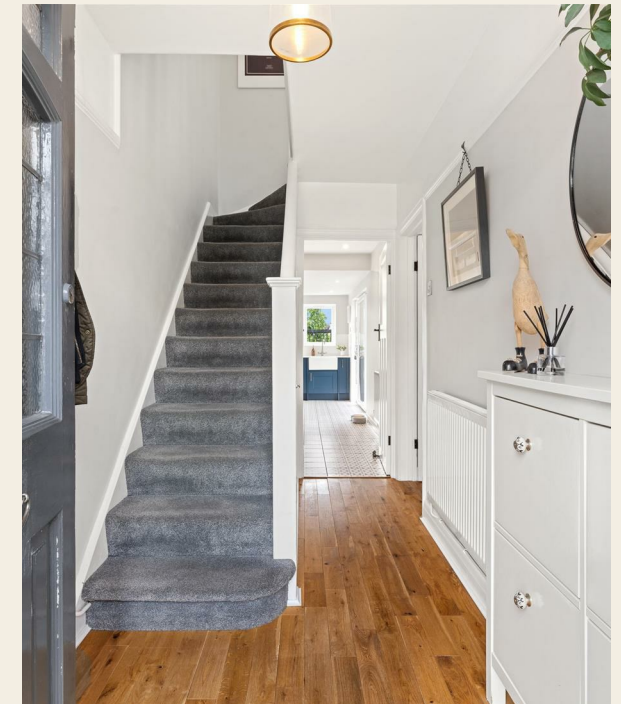
Tenure

We have been advised the property is freehold.

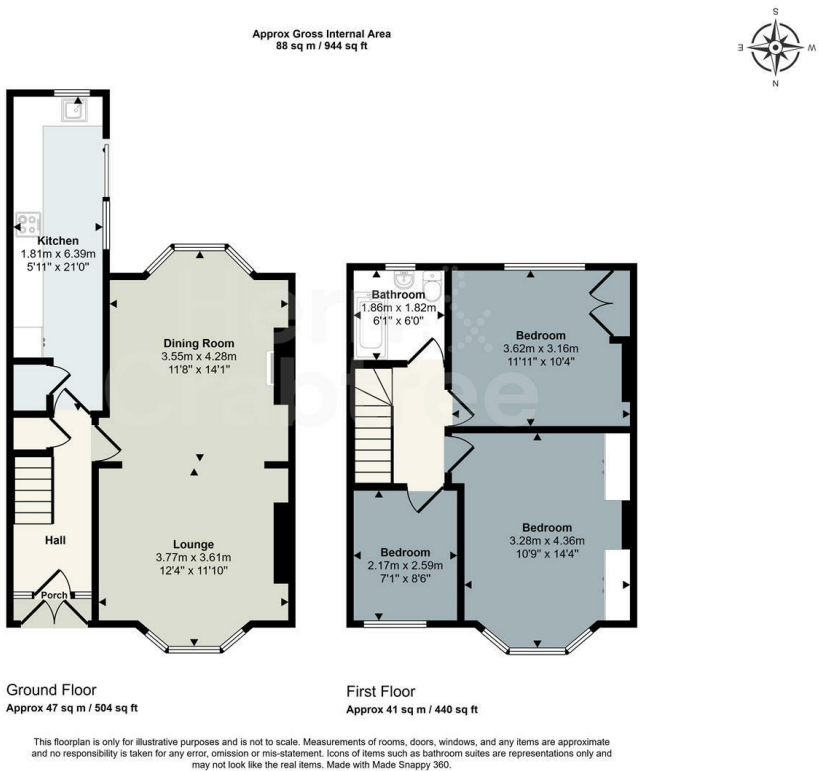
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

