Asking Price
£350,000

Pantbach Road,
Birchgrove, Cardiff,
CF14 1TU

THOMAS H WOOD

3 Bedrooms
House - Terraced

A beautifully presented three bedroom family home situated on the highly regarded Pantbach Road in Birchgrove. This attractive property combines traditional character with a number of stylish modern improvements and offers well proportioned accommodation arranged over two floors. The ground floor provides an excellent amount of living space, with two generous reception rooms and an impressive fitted kitchen which opens directly onto the rear garden. The principal reception room features polished wood block flooring and a traditional fireplace. The second reception room provides an ideal dining room or additional family living space and enjoys views and access towards the rear garden. The kitchen has been thoughtfully fitted with a range of contemporary wall and base units, contrasting work surfaces and integrated appliances. There is excellent natural light from the windows and glazed doors which provide direct access to the garden, making this a practical and sociable part of the home. To the first floor are three bedrooms and a modern family shower room. The bedrooms are well proportioned, with the two principal bedrooms providing comfortable double bedroom with fitted wardrobes, while the third bedroom offers useful flexibility as a child's bedroom, nursery, home office or study.
Outside, the rear garden is a real feature of the property. A paved patio provides an excellent area for outdoor dining and entertaining, leading onto an established garden with mature planting and lawned areas. The garden enjoys a good degree of privacy and offers a lovely setting for family life.
School catchment for Birchgrove, Whitchurch and Llanishen High. Walking distance to the hospital (about 15 mins max)

GROUND FLOOR

ENTRANCE HALL
A welcoming entrance hall with traditional flooring, stairs rising to the first floor and access to the WC, principal reception rooms and kitchen.

W.C.
2'9" x 5'8"
Low-level WC, wash and basin vanity unit tile floors, tile walls, chrome tile radiator BBC window decide

LOUNGE
12'0" x 14'1"
Generous and beautifully presented reception room featuring an attractive bay window, polished wooden flooring, traditional fireplace and built in storage. A bright and welcoming space ideal for relaxing and entertaining.

Features

- A beautifully presented 3 bedroom family home
- Wood block flooring and stylish blend of character and contemporary touches
- Two generous reception rooms offering excellent flexibility for family living and entertaining
- Impressive fitted kitchen with ample storage and integrated appliances
- Three well proportioned bedrooms including two excellent double bedrooms
- Modern family shower room
- Private and mature rear garden with paved seating area and established planting

DINING ROOM
11'5" x 14'7"
A further spacious reception room with attractive contemporary styling, feature wallpaper and glazed doors providing a pleasant outlook towards the rear garden. An ideal space for family dining and entertaining.

Water Dispenser

KITCHEN
6'4" x 16'11"
Stylish fitted kitchen comprising a range of contemporary wall and base units with contrasting work surfaces, integrated appliances and excellent storage. There is ample natural light from the windows and glazed doors providing direct access to the rear garden.

FIRST FLOOR

LANDING
The first floor landing provides access to all three bedrooms and the family bathroom, with attractive wooden flooring and useful storage.

BEDROOM ONE
11'7" x 14'2" (into wardrobes and bay)
Well proportioned double bedroom with attractive wooden flooring, fitted storage and a large window providing excellent natural light.
family use.

BEDROM TWO
11'7" x 12'7" (into wardrobes and bay)
A further generous double bedroom with a pleasant outlook, fitted storage and attractive presentation. Worcester combination boiler within wardrobe.

BEDROOM THREE
6'5" x 8'8"
A good sized third bedroom offering excellent flexibility and currently presented as a child's bedroom. This room would also make an ideal home office, nursery or study.

BATHROOM
6'3" x 6'0"
A modern family bathroom fitted with a contemporary suite including low level WC, wash hand basin and separate shower enclosure, together with attractive tiling and heated towel radiator.

OUTSIDE

FRONT
An attractive traditional frontage with paved pathway leading to the main entrance and well maintained front garden area.

3 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

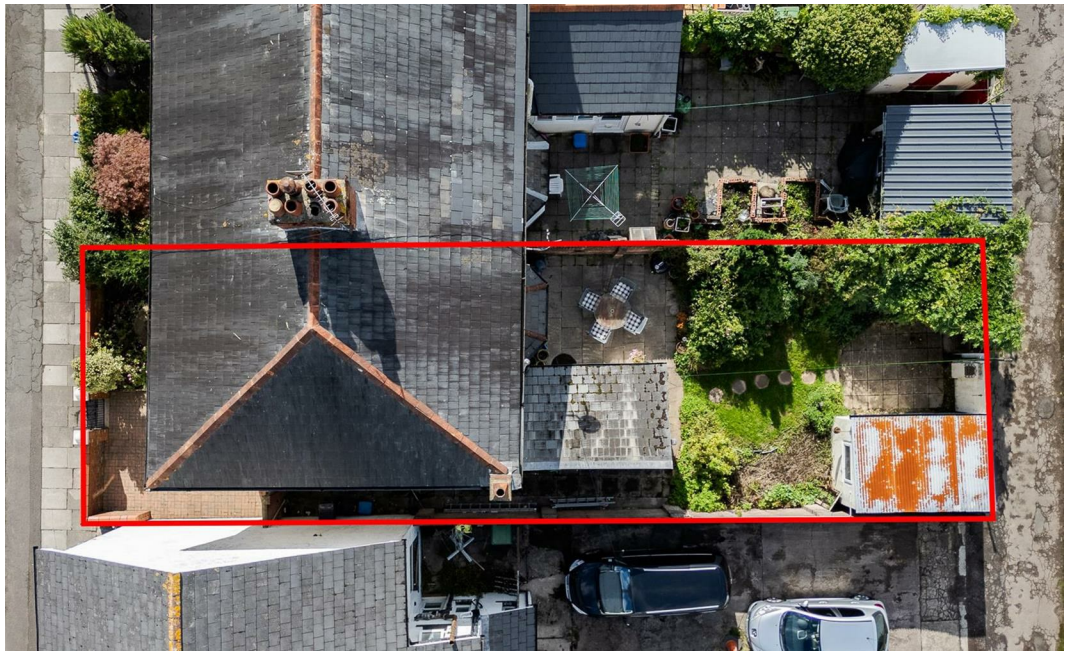
Information

- Postcode: CF14 1TU
- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 917.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B

REAR
A particularly attractive private rear garden with paved patio providing an excellent space for outdoor dining and entertaining. Steps and pathways lead through established lawned areas with mature shrubs, plants and trees. Side access to the rear garden. Garage / shed, a great storage space with power and shelving built in. The garden has a lovely established feel and provides an excellent outdoor space for both relaxing and family use.

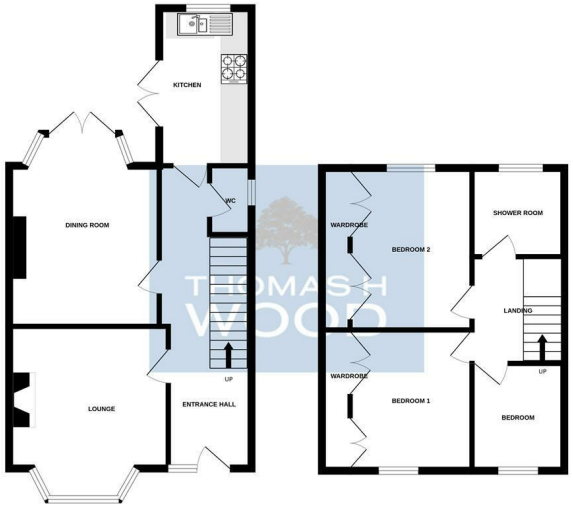
TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band E



GROUND FLOOR
47.3 sq.m. (509 sq.ft.) approx.

1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 85.2 sq.m. (917 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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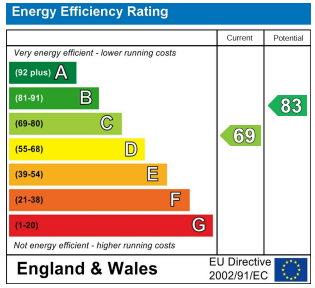
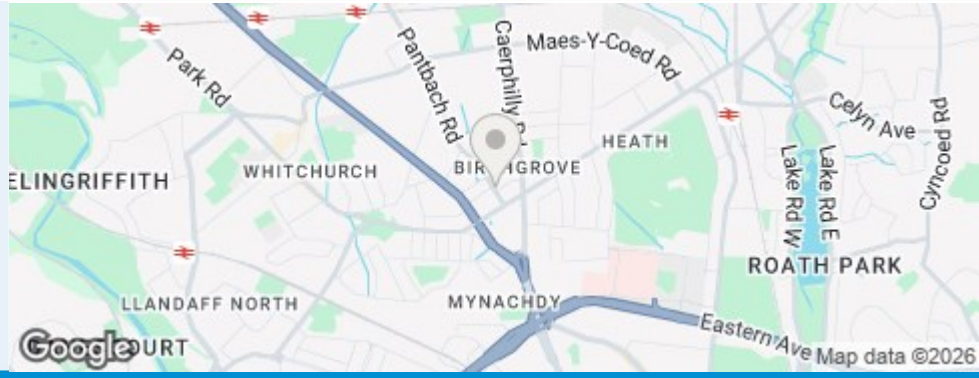


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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

The property occupies an enviable position within Birchgrove, close to the excellent public transport links, highly regarded schools and the excellent local amenities. To be sold with no onward chain.

Thomas H Wood



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