

Asking Price
£285,000

Birchwood Gardens,
Whitchurch, Cardiff,
CF14 1HY

THOMAS H WOOD

2 Bedrooms
House - End Terrace

An excellent opportunity to purchase this immaculately presented two bedroom end of link home, situated in a quiet cul-de-sac location and ideally suited to first time buyers. The property has been well maintained throughout and offers well proportioned accommodation, including a spacious lounge and modern kitchen/breakfast room with direct access to the rear garden. To the first floor are two good size double bedrooms and a well appointed family bathroom. A particular feature of the property is the larger than average rear garden, providing a generous outdoor space with patio, lawn and further decked seating area. The property also benefits from a modern gas combination boiler, with gas and electrical safety certificates available, providing useful reassurance for prospective purchasers. Close to the excellent public transport links, highly regarded schools and the excellent local amenities. To be sold with no onward chain.



HALLWAY
3'1" x 3'7"
Entered via a partially glazed composite front door, radiator, laminate flooring with internal door leading to the lounge.

LOUNGE
12'8" x 14'6"
A good size principal reception room with laminate flooring, painted walls, textured ceiling, UPVC window to the front aspect and radiator with TRV. Door leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
12'7" x 8'7"
A well appointed kitchen fitted with a range of wall and base units with contrasting work surfaces over, incorporating a gas hob, electric single oven and stainless steel single bowl sink with chrome mixer tap. Space and plumbing for washing machine. Wall mounted gas combination boiler. Useful freestanding breakfast bar with seating. Expelair fan. Door to understairs storage (potential to create downstairs cloakroom). Radiator with TRV, vinyl flooring and UPVC windows and door with blinds, providing access to the rear garden.



Features

- IMMACULATE TWO BEDROOM END OF LINK HOME
- IDEAL FIRST TIME BUY
- SPACIOUS LOUNGE
- MODERN KITCHEN/BREAKFAST ROOM
- MODERN GAS COMBINATION BOILER
- GAS AND ELECTRICAL SAFETY CERTIFICATES AVAILABLE
- CUL-DE-SAC LOCATION
- LARGER THAN AVERAGE REAR GARDEN

FIRST FLOOR

LANDING
Stairs rise to the first floor landing, with doors leading to all rooms and access to the loft via a pull down ladder.

BEDROOM ONE
12'7" x 9'0"
A good size double bedroom overlooking the front aspect of the property, with carpeted flooring, painted walls, papered ceiling, UPVC window and radiator with TRV. Ample space for bedroom furniture.

BEDROOM TWO
8'8" x 12'7"
A further good size double bedroom with carpeted flooring, painted walls, papered ceiling, UPVC window overlooking the rear garden and radiator with TRV. Ample space for bedroom furniture.

BATHROOM
9'1" x 4'9"
A well appointed family bathroom comprising panelled bath with electric shower over, WC and pedestal wash hand basin. Useful storage cupboard with radiator, radiator, tiled flooring, tiled walls and heated towel radiator. UPVC window with venetian blind.

OUTSIDE

FRONT
Approached via a double driveway providing useful off road parking, with a small lawned area leading to the front door. Side gate to shared paved access to rear garden.

REAR
A particularly attractive larger than average rear garden, with paved patio leading onto a good size lawn, with a further decked seating area to the rear. Canopy over back door. Useful storage shed, raised borders and timber perimeter fencing.

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

COUNCIL TAX
Band D



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: C

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 659.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C





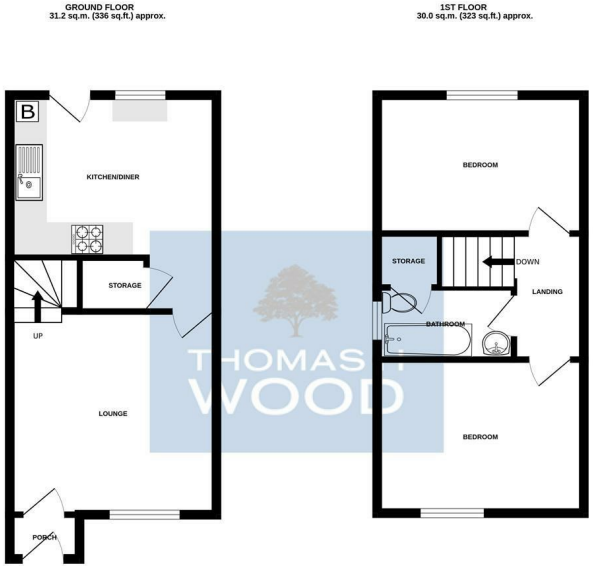






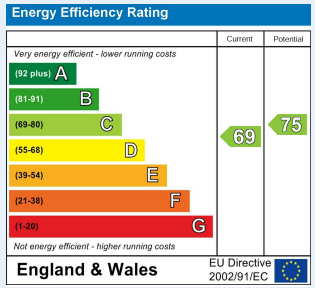




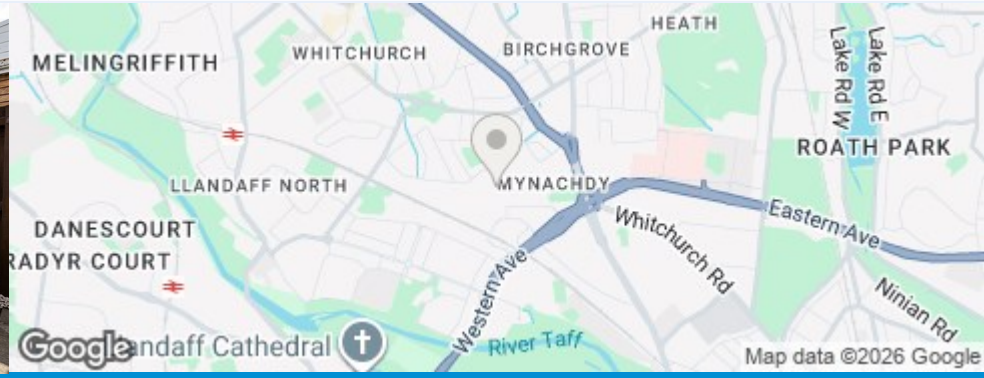




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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







THOMAS H WOOD

CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA