



**Caerphilly Road, Cardiff CF14 4QE**



**welcome to**

## **Caerphilly Road, Cardiff**

A charming bay fronted mid-terrace home being sold with no onward chain. This property located in the popular Birchgrove suburb boasts a beautiful rear garden and is located close to local amenities, transport links and the Heath Hospital. NO CHAIN! Book now to view!



### Entrance Porch

Wooden door with stained glass windows on either side, wooden door to hall

### Entrance Hall

Radiator, stairs to first floor, coved ceiling and meter cupboard, doors to lounge, dining room and kitchen.

### Lounge

12' into bay x 12' 3" into recess ( 3.66m into bay x 3.73m into recess )

Double glazed bay fronted window, feature fireplace and radiator

### Dining Room

14' 2" into bay x 12' 2" max ( 4.32m into bay x 3.71m max )

Double glazed bay window to rear, feature fireplace, Tv point, coved ceiling

### Kitchen & Breakfast

20' 4" x 6' ( 6.20m x 1.83m )

Fitted with wall and base unit, plumbing for washing machine, space for further kitchen appliances.

Double glazed window to side and rear door to pantry cupboard. Radiator.

### Landing

Door to all rooms

### Bedroom One

13' 8" into bay x 10' 9" into recess ( 4.17m into bay x 3.28m into recess )

Double glazed bay fronted window, radiator

### Bedroom Two

10' 4" x 10' 9" ( 3.15m x 3.28m )

Double glazed window to rear, wooden flooring, radiator built in cupboard, concealed boiler

### Bedroom Three

8' 4" x 7' ( 2.54m x 2.13m )

Double glazed window to front, radiator and access to boarded loft.

### Bathroom

5' 9" x 5' 9" ( 1.75m x 1.75m )

Obscured double glazed window , WC, fully tiled

### Front Garden

Enclosed courtyard, with low level wall, mature hedge, paved path to front

### Rear Garden

Approx. 60ft long garden, enclosed with fencing, mature shrubs and plants, chippings and gate with rear access and off-road parking.



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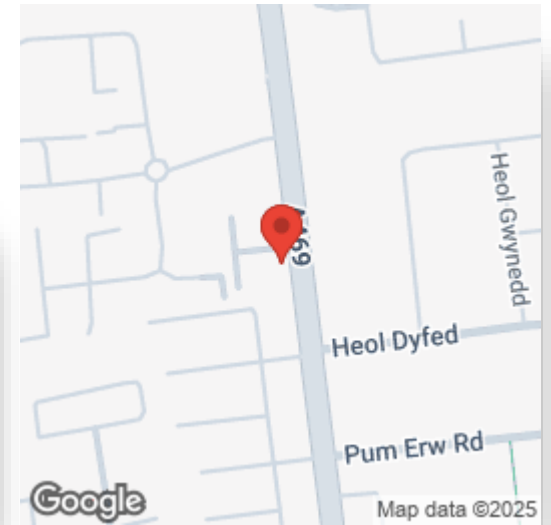
- NO CHAIN!
- Traditional double bay fronted terraced home
- Two separate reception room
- Fitted kitchen and breakfast
- Attractive garden with off road parking to rear

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WTC109510 - 0010

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**allen & harris**



**029 2069 2626**



[whitchurch@allenandharris.co.uk](mailto:whitchurch@allenandharris.co.uk)



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



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