



19 TOFTINGALL AVENUE
BIRCHGROVE
CARDIFF CF14 4QP

£340,000



END TERRACED HOUSE



3



1



1



2

MGY are delighted to offer for sale this well positioned three bedroom end of terrace property in the sought after location of Birchgrove close to local amenities and public transport links. The property briefly comprises entrance porch, Hallway, sitting room, lounge, kitchen, three bedrooms and a family bathroom. Outside the are gardens to front and rear and off road parking and garage.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

DESCRIPTION

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LOCATION

The property is located in the sought after area of Birchgrove. The University of Wales and Heath Park are nearby. Walking distances to a number of parks and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

ENTRANCE PORCH

Entered via double glazed door with obscure glazed panels and further obscure glazed panels over. Cloak hanging. Door to :-

HALLWAY

Entered via wooden door with obscure glazed panels. Further obscure glazed panels to either side. Low level cupboard housing gas meter. Wired for two wall lights. Stairs rising to first floor.

SITTING ROOM

14' 0" into bay window x 11' 5" into alcove (4.28m x 3.50m) Upvc double glazed bay window to rear. Coved ceiling. Feature wooden fire place with marble inset and hearth housing living flame coal effect gas fire. Serving hatch to

kitchen. Radiator

LOUNGE

12' 7" x 12' 3" (3.85m x 3.74m)
Upvc double glazed bay window to front. Coved ceiling. Feature gas fire. Radiators.

KITCHEN

17' 9" x 6' 1" (5.43m x 1.86m)
Upvc double glazed window to side. Upvc double glazed door with obscure glazed panels to side and rear garden. Tiled flooring and part tiled walls. Range of base and wall units with worksurface and tiled splash backs incorporating one and a half ceramic sink with mixer tap. Integrated fridge freezer. Built in electric oven with inset electric hob and extractor fan over. Plumbing for automatic washing machine. Built in dining/breakfast table. Understairs storage. Radiator.

FIRST FLOOR

Landing area - Doors to all rooms.,

BEDROOM ONE

13' 11" x 8' 7" into alcove (4.25m x 2.63m)
Upvc double glazed window to front. Range of fitted bedroom furniture to include wardrobes/storage cupboards and inset dressing table. Radiator.

BEDROOM TWO

10' 5" x 9' 2" to wardrobe front (3.19m x 2.81m)
Upvc double glazed window to rear. Range of fitted wardrobes with hanging and shelving and built in drawer unit. Radiator.

BEDROOM THREE

7' 1" x 7' 1" (2.16m x 2.17m)
Upvc double glazed window to front. Radiator.

BATHROOM

Upvc double glazed window to rear. Part tiled walls. Fitted bathroom furniture with vanity unit with inset wash hand basin, low level wc and panelled bath with shower over and shower screen. Radiator.

OUTSIDE



19 TOFTINGALL AVENUE, BIRCHGROVE , CARDIFF CF14 4QP



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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
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