



Key Features

Herringbone Flooring, Downstairs WC, Parking for 2 cars, Walkway to the side of the property, Desirable location., Council Tax Included: No, Council Tax Exempt: No

Situated on the sought-after **Ty Wern Road in Birchgrove**, this charming **detached 3-bedroom family home** offers spacious and well-presented accommodation in a convenient Cardiff location.

The property features **two bright reception rooms**, including a welcoming **feature fireplace**, perfect for relaxing with family or entertaining guests. The **large wooden kitchen** provides plenty of workspace and storage, ideal for daily family life and meal preparation.

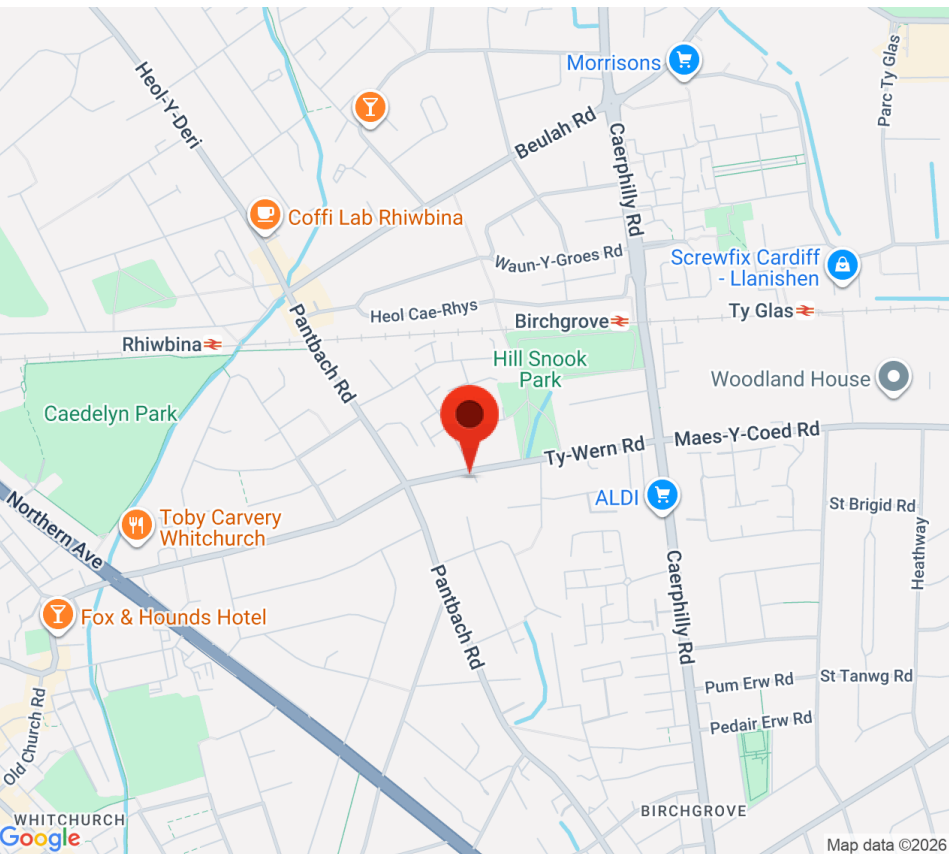
Upstairs, there are **three generously sized bedrooms** and a beautifully **modernised, fully tiled family bathroom**, complemented by a practical **downstairs WC**.

Outside, the home enjoys a **private lawn garden** and **parking for two cars**, providing both outdoor space and off-road convenience.

Located close to **local amenities, reputable schools, and excellent transport links**, this home offers both comfort and convenience, making it a perfect choice for families.

This well-maintained detached property is ready to move into and represents a fantastic opportunity to secure a spacious family home in one of Cardiff's most desirable areas.

If you would like to view this property please get in touch with The Umbrella Homes via email, or call us on 02920230338.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Birchgrove, Cardiff, CF14



Energy performance certificate (EPC)

14, ty wern road,
cardiff
CF14 6AA

Energy rating

E

Valid until:

2 August 2033

Certificate number:

9557-3023-4600-0735-4202

Property type

Detached house

Total floor area

109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		