



Silver Birch Close, Cardiff CF14 1EP

welcome to

Silver Birch Close, Cardiff

A beautifully presented two bedroom home with a driveway, this excellent property is an ideal choice for first time buyers or those looking to downsize in this popular suburb. Near to Whitchurch Village, green spaces, A470 and excellent transport links!



Entrance Hall

UPVC door to hall, wooden glazed door to lounge

Lounge

14' 5" x 12' 8" (4.39m x 3.86m)

Double glazed window to front, radiator, tv point, gas fire with stone surround and hearth, stairs to first floor, wooden glazed door to kitchen, NTL connection, TV point.

Kitchen

12' 7" x 8' 6" (3.84m x 2.59m)

Fitted with wall and base unit, integral oven with folding door, gas hob, extractor hood, integral washing machine, 1.5 sink and drainer, space for fridge freezer, ceramic flooring, tiled splashback, inset light, UPVC door and window to rear garden, arch to dining room, hove control.

Dining Room

10' 4" x 7' 8" (3.15m x 2.34m)

Door to utility room, double glazed window to front, radiator, tv point

Utility Room

7' 4" x 5' 6" (2.24m x 1.68m)

Radiator, facilities for kitchen appliances, shelvings, wall mounted cabinet, double glazed window to side, access to ceiling void.

Landing

Access to loft, doors to all rooms

Bedroom One

11' 1" x 8' 6" (3.38m x 2.59m)

Double glazed window to front, built in wardrobe, radiator

Bedroom Two

10' 3" x 8' 6" (3.12m x 2.59m)

Double glazed window to rear, radiator, two built in wardrobes

Bathroom

9' 4" x 5' 2" (2.84m x 1.57m)

Panelled bath and shower above, heated towel rail, wash basin and vanity, fitted mirror unit, wc, ceramic flooring, obscured double glazed window to side, aiming cupboard, mostly tiled

Front Garden

Laid to lawn, paved path, hard stand.

Rear Garden

Paved patio with built in light, garden shed, step up to upper patio, enclosed with wall and fencing



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Silver Birch Close, Cardiff

- Quiet cul-de-sac location near Whitchurch Village
- Two double bedrooms with built-in wardrobes
- Spacious lounge with feature gas fire and stone surround
- Stunning two-tiered paved garden ideal for entertaining
- Excellent transport links to Cardiff city centre, A470 & A48

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109586 - 0008

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