



35 Caerphilly Road

Birchgrove, Cardiff CF14 4AD

Offers Over £320,000

HARRIS & BIRT





A traditional, three bedroom, semi-detached family home in the heart of Heath, Cardiff. The property offers one large reception room with ample space for lounge/dining. A separate galley kitchen with utility room and downstairs wc to the rear of the property, with access to rear garden and two parking spaces. To the first floor you will find two large double bedrooms and a smaller bedroom. There is ample storage. A family bathroom with P shaped bath and shower above. The property benefits from two parking spaces just outside the rear garden accessed via the lane to the rear of the property.

Located in the sought after area of Heath in North Cardiff within close proximity to Heath Park and the University Hospital Wales, but also within walking distance of Roath Park Lake, Wellfield Road and Whitchurch Road. Caerphilly Road offers a variety of bars and restaurants all close to hand. There are well regarded schools at all levels in the area. Public transport links are good to the City Centre and beyond.

## Accommodation

### Ground Floor

#### Hallway 6'9" x 13'11" (2.06m x 4.24m)

Porch entered via Upvc double glazed door.

Hallway entered via half glazed stained glass wooden door and side glazed panels.

Tiled flooring. Papered walls. Dado rail. Papered ceilings. Understairs cupboard.

Radiator.

#### Lounge 10'11" x 14'10" (3.33m x 4.52m)

Large family lounge diner with Parquet block flooring. Papered walls. Dado rail. Upvc

double glazed French doors and window panels to each side leading to rear garden.

Wooden mantle. Gas fire and surround. Coving. Artexed ceiling.

#### Dining Room 10'11" x 14'3" (3.33m x 4.34m)

Large family dining room with Parquet block flooring. Papered walls. Dado rail. Upvc

double glazed window to front elevation. Coving. Artexed ceiling.

#### Kitchen 6'7"x 14'10" (2.01m x 4.52m)

Galley style kitchen, with grey marble effect worktop with a range of cupboards

above and below. Stainless steel sink unit and drainer with mixer tap. Space for

fridge/freezer. Space for gas cooker. Tiled flooring. Half tiled walls. Wooden Dado

Rail with skimmed walls above. Tiled splashback to one wall. Upvc double glazed

window to rear elevation. Upvc double glazed door to rear garden. Radiator

#### Utility Room 7'10" x 10'5" (2.39m x 3.18m)

Upvc double glazed window to side elevation. Skimmed walls and ceilings. Tiled

flooring. Space for washing machine and tumble dryer. Upvc Double glazed window

to rear garden.

#### Downstairs WC 4'82 x 2' 6" (1.22m x 0.61m 1.83m)

Vinyl effect flooring. Upvc double glazed window to rear elevation. Skimmed walls

and ceilings.

### First Floor

#### Hallway/Landing 7'0" x 10'1" (2.13m x 3.07m)

Wooden balustrades. Papered walls and ceilings. Dado rails. Pendant ceiling light.

Hatch to attic. The attic is part boarded.

#### Bedroom One 11'7" x 14'0" (3.53m x 4.27m)

Carpeted flooring. Papered walls and ceilings. Coving. Dado Rail. Upvc double

glazed bay fronted window to front elevation. Radiator. Pendant lighting.

#### Bedroom Two 12'3" x 13' 1" (3.73m x 3.96m 0.30m)

Carpeted flooring. Papered walls and ceilings. Coving. Dado Rail. Upvc double

glazed window to rear elevation. - Fire Escape window. Radiator. Pendant lighting

#### Bedroom Three 7'0"x 8'6" (2.13m x 2.59m)

Carpeted flooring. Papered walls and ceilings. Coving. Dado Rail. Upvc double

glazed window to front elevation. - Fire Escape window. Radiator. Pendant lighting.

#### Bathroom 6'4" x 6'2" (1.93m x 1.88m)

Vinyl flooring. Towel radiator. Upvc double glazed window to rear elevation. P

shaped bath with shower above. Tiled walls to side and front, skimmed walls and

skimmed ceilings. Ceiling light. Wall hung wash hand basin with mixer tap. Low

level WC.

### Outside

The garden is mostly laid to lawn. Paved path to rear and parking area. Rockery.

Parking spaces for two cars. Outside tap. Side access to the front of the house.

Outside storage cupboard.

### Services

The property is serviced via mains gas, electricity, water and drainage.

The attic is half boarded, no electric or ladder.

The property also benefits from two parking spaces to the rear.

### Directions

From our office on Caerphilly Road head south onto Caerphilly Road. Turn right onto

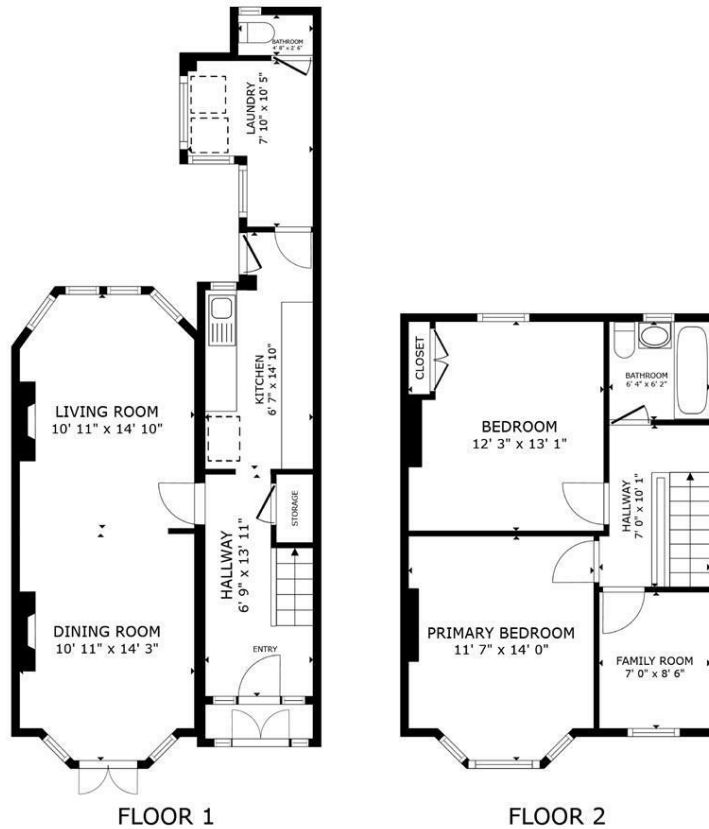
Hampton Road and then turn left. Your destination will be on the left.



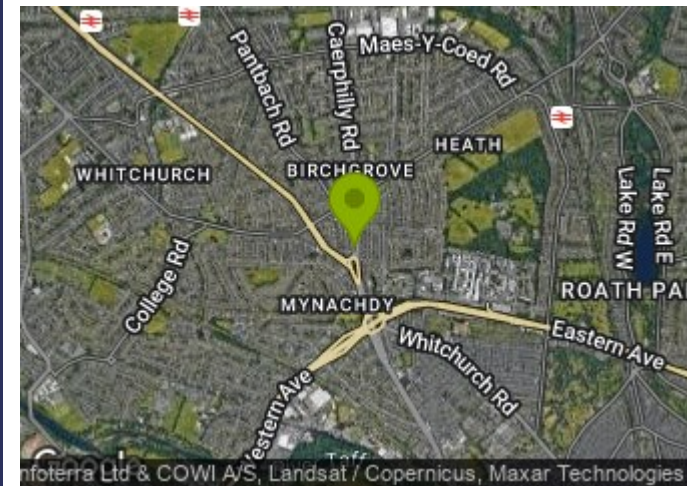








GROSS INTERNAL AREA  
FLOOR 1 602 sq.ft. FLOOR 2 494 sq.ft.  
TOTAL : 1,097 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

