

# 16 Pantbach Place

Birchgrove | Cardiff | CF14 1UN

Detached House | Asking Price £399,995



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# PROPERTY DESCRIPTION

A rare opportunity to acquire this unique spacious 2 bedroom executive detached house in a sought after area close to shops and amenities and with excellent transport links. The property is also within close proximity to the University Hospital Wales. The property was constructed in approximately 2003 and accommodation comprises of large entrance hall, downstairs w.c, 22ft lounge/diner, study/ family room/diner with archway opening to kitchen. Ground floor tiled throughout with Amtico tiles. On the first floor there is a generous master bedroom with a superb spacious ensuite bathroom, and a further ensuite double bedroom. Large block paved forecourt to front and a low maintenance rear garden. Viewing recommended.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (approx.)** 1,400 sq ft
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

Located in the sought after area of Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand. Access to A470 and M4 nearby.

## ENTRANCE HALL

Entered via obscured double glazed uPVC door. Obscured double glazed uPVC window to side. Dado rail. Radiator. Tiled floor. Understairs storage. Stairs to first floor.

## DOWNSTAIRS W.C

Obscured double glazed uPVC window to side. Radiator. W.c, wall hung wash hand basin with hot and cold taps. Coved ceiling and dado rail.

## LOUNGE/ DINING ROOM

22' 8" x 12' 8" (6.91m x 3.88m)  
Double glazed uPVC window to front. Double glazed uPVC doors to rear garden. Tiled floor. Coved ceiling and dado rails. 2 radiators.

## STUDY/ FAMILY AREA/ DINER

14' 9" x 10' 5" (4.51m x 3.18m)  
Double glazed uPVC windows to front and side. Tiled floor. Coved ceiling and dado rail. Radiator. archway to :-

## KITCHEN

10' 4" x 9' 10" (3.17m x 3.00m)  
Obscured double glazed uPVC window and door to rear garden. Base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in electric oven and grill with four ring gas hob and extractor over. Built in fridge and freezer, dishwasher and washing machine. Free standing dryer. Tiled floor.

## FIRST FLOOR

### STAIRS & LANDING

Dado rails. Velux skylight. Feature

double glazed stained glass window to rear. Radiator. Cove ceiling.

## ENSUITE

10' 4" x 7' 6" (3.15m x 2.29m) A generous and modern en-suite. Velux skylight. laminate flooring. Tiled walls. Panelled bath with mixer tap and shower attachment, vanity enclosed wash hand basin with mixer tap, w.c, walk in shower with dual shower head. Chrome heated towel rail.

## BEDROOM ONE

17' 2" x 13' 7" (5.25m x 4.16m)  
Double glazed uPVC window to front. laminate flooring. Eaves storage and wardrobes. Radiator.

## BEDROOM TWO

12' 7" x 12' 1" (3.86m x 3.70m)  
Double glazed uPVC window to front. 2 Storage cupboards / wardrobes. Airing cupboard. Access to loft space. Door to :-

## ENSUITE

9' 6" x 4' 10" (2.90m x 1.49m) Velux skylight. Eaves storage. Shower

cubicle with mains shower,  
pedestal wash hand basin with hot  
and cold taps, w.c.

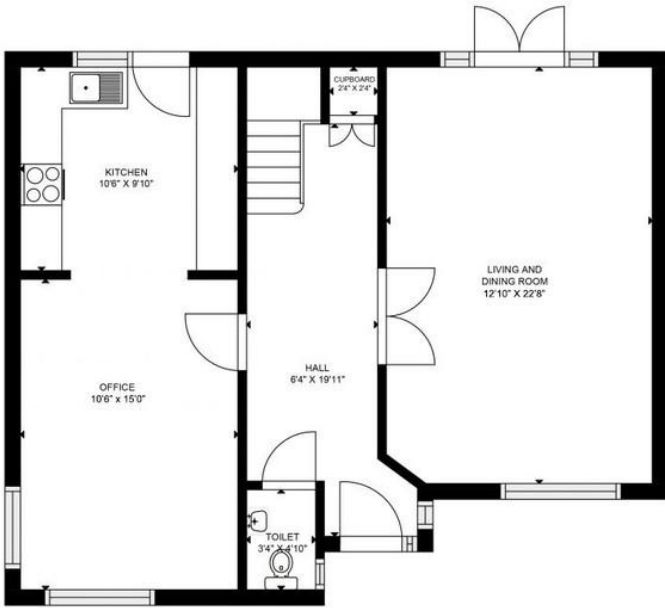
**OUTSIDE**

Block paved driveway to front.

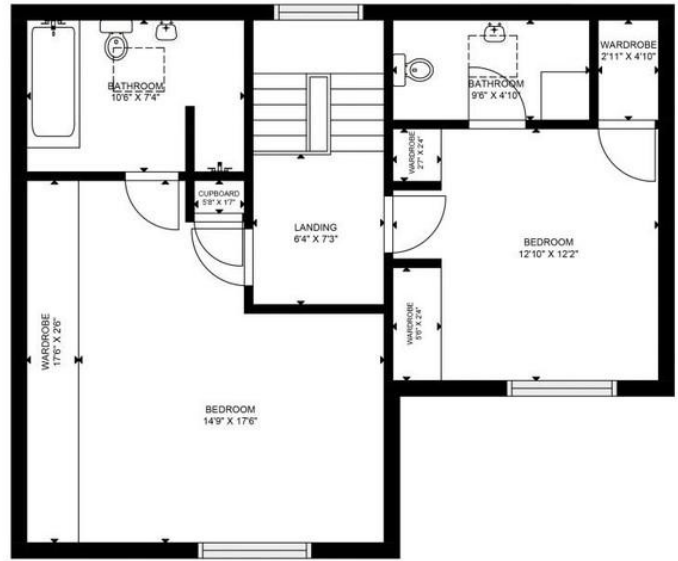
Rear - a low maintenance garden  
mostly paved and stone chipped.  
Side gate leading to front.



# FLOORPLANS



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 : 720 sq ft  
 FLOOR 2 : 700 sq ft  
 TOTAL : 1420 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <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			
		73	86
England, Scotland & Wales		EU Directive 2002/91/EC	



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