

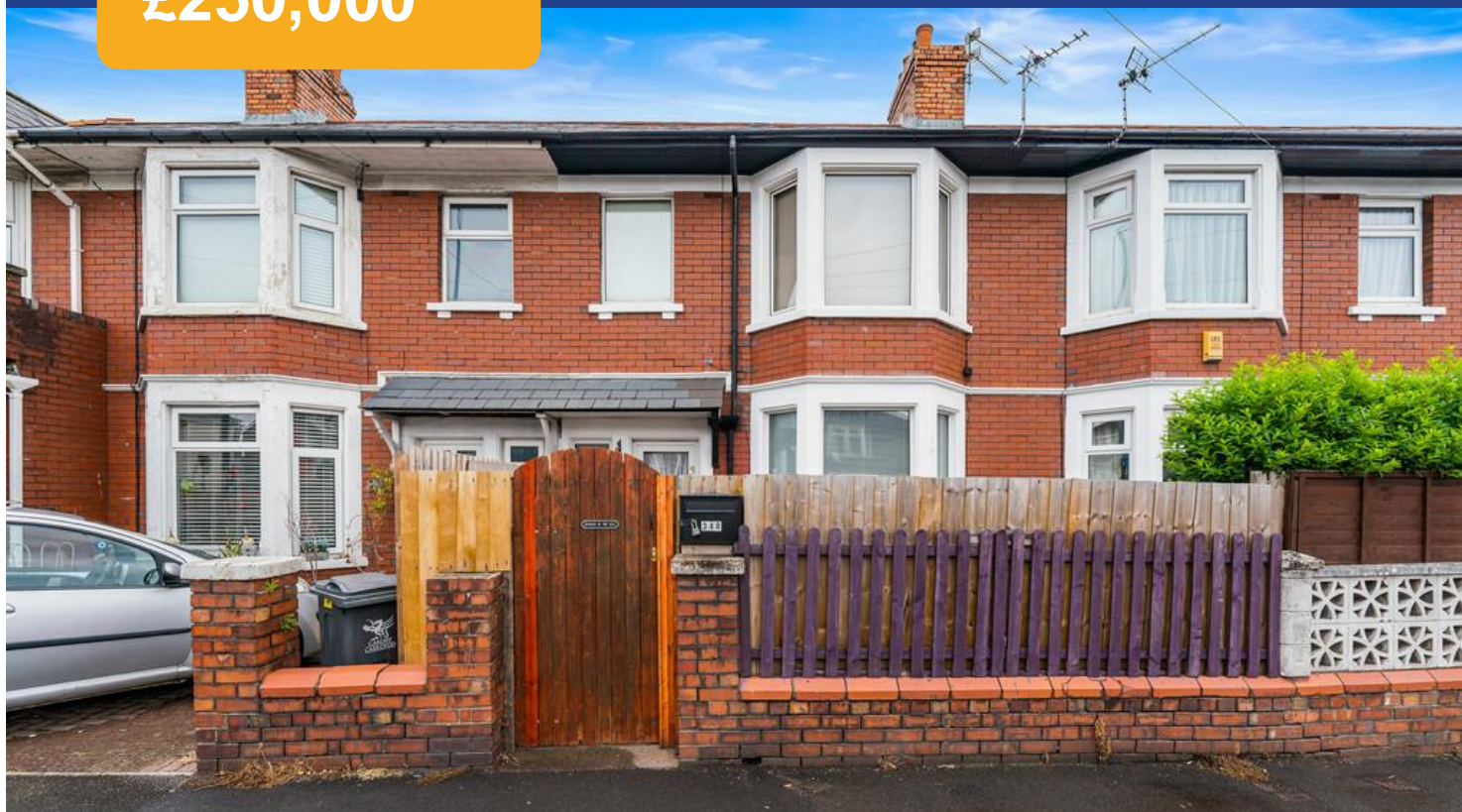
348 Caerphilly Road,  
Heath, Cardiff, CF14 4NT



Estate Agents and  
Chartered Surveyors

Asking Price Of

£250,000



Mid Terraced House

3

1

1

2

# Property Description

A traditional three bedroom mid terrace family home in a convenient location being a short distance from local amenities and transport links. Entrance hall, bay fronted lounge, spacious dining room, kitchen with door to the rear lean to. To the first floor there are three bedrooms and a family bathroom. Gas central heating, upvc double glazing. Low maintenance enclosed front and a long lawned rear garden. No chain. EPC Rating: D.

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 936 Sq. Ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Located in the sought after area of Heath / 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.

## ENTRANCE HALL

Approached via a upvc double glazed front door, staircase to first floor, radiator.

## LOUNGE

13' 0" x 11' 9" (3.97m x 3.60m)

With bay fronted window overlooking the front courtyard area, a good sized principal reception, feature fireplace and radiator. Opening to dining room.

## DINING ROOM

13' 6" x 11' 3" (4.12m x 3.43m)

With bay window to rear, ample space for large dining table, radiator.

## KITCHEN

21' 8" x 5' 7" (6.61m x 1.72m)

Appointed along two sides in wood grain finish fronts beneath round nosed worktop surfaces, inset 4 ring gas hob with oven below, inset 1.5 stainless steel sink with side drainer, space for fridge freezer, plumbing for washing machine, window to rear, door to rear lean to.

## REAR LEAN TO

11' 10" x 10' 9" (3.63m x 3.28m)

Wood built rear structure with door to rear garden.

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## FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the first floor landing.

## BEDROOM ONE

13' 1" x 9' 8" (4.00m x 2.96m)

Bay fronted window to front, range of fitted wardrobes to one side, radiator.

## BEDROOM TWO

11' 9" x 11' 5" (3.59m x 3.48m)

Overlooking the rear garden, a second double bedroom, fitted wardrobes, radiator.

## BEDROOM THREE

8' 0" x 6' 7" (2.45m x 2.01m)

Aspect to front, radiator.

## FAMILY BATHROOM

White suite comprising low level Wc, pedestal wash hand basin, panelled bath with shower mixer tap, obscure glass window to rear, wall all mounted gas central heating combination boiler, access to roof space.

## OUTSIDE

Rear garden

A long rear garden laid mainly to lawn with paved pathway leading to rear hardstand patio. Enclosed by fencing with rear timber gate to rear lane.

Front garden

Paved front garden enclosed with timber lap fencing and entrance gate.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**Birchgrove** 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South  
Glamorgan, CF14 4QG



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