

# 1 Pantbach Avenue, Birchgrove, Cardiff, CF14 1UR



Estate Agents and  
Chartered Surveyors

Offers In Excess Of



End Terraced House



# Property Description

MGY are pleased to offer for sale this lovely end terraced 3 bedroom property in the much sought after area of Birchgrove. The accommodation comprises entrance hall, dining room, lounge, kitchen, 3 bedrooms and bathroom. Gardens to front and rear. Viewing recommended.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 893 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Birchgrove is located in North Cardiff. With excellent transport links to the city centre and A470/M4 motorway. A parade of shops including cafes, building society, hairdressers, supermarket, bars, many take away food outlets and more retail outlets. Well regarded schools in walking distance. Close to the University hospital of Wales and Heath Park.

## ENTRANCE HALL

Entered via uPVC door. Laminate flooring. Stairs to first floor.

## DINING ROOM

13' 3" into bay x 13' 2" into alcove (4.06m x 4.03m)  
Double glazed bay window to front. Laminate flooring. Radiator. Gas meter cupboard.

## SITTING ROOM

12' 11" x 13' 4" into alcove (3.95m x 4.08m)  
Double glazed uPVC doors to rear garden. Laminate flooring. Under stairs storage cupboard housing electric meter. Radiator.

## KITCHEN

10' 6" x 8' 2" (3.21m x 2.51m)  
Double glazed uPVC windows to side and rear. Obscured glazed door to side. Tile effect flooring. Base and wall units with work surfaces incorporating stainless steel sink unit with hot and cold taps. Gas cooker point. Space for fridge and freezer. Plumbing for washing machine. Space for tumble dryer. Wall mounted 'main' gas combi boiler.

## FIRST FLOOR

### STAIRS & LANDING

Roof light. Loft hatch.

### BEDROOM ONE

12' 1" x 10' 2" into alcove (3.69m x 3.12m)  
Double glazed uPVC window to front. Radiator.

### BEDROOM TWO

11' 1" x 11' 5" (3.39m x 3.50m)  
Double glazed uPVC window to rear. Radiator.

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## BEDROOM THREE

10' 5" max into recess x 6' 6" (3.20m x 1.99m)  
Double glazed window to front. Radiator. Small loft hatch.

## BATHROOM

5' 3" x 8' 9" (1.61m x 2.69m)  
Obscured double glazed window to side. Laminate flooring. Vanity enclosed wash hand basin with hot and cold taps, wood panelled bath with hot and cold taps and with electric shower over, w.c. Chrome heated towel rail.

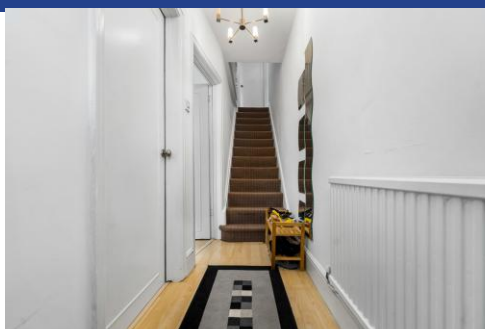
## OUTSIDE

Rear - Gate to side leading to lane. Part laid to lawn with pathway and paved seating area.

Front - Gate to front. Storm porch. Lawn.

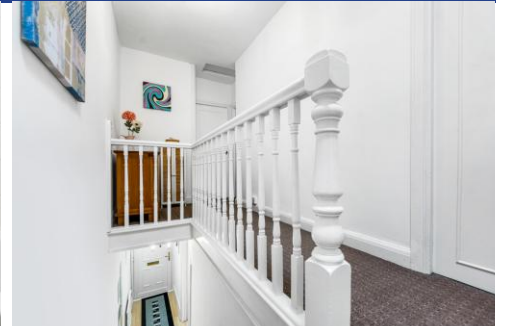


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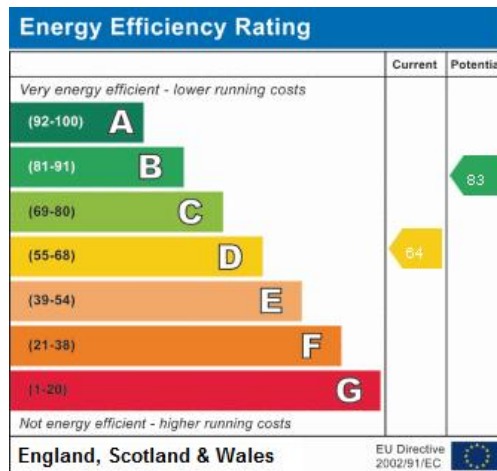
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GROUND FLOOR

1ST FLOOR



**Birchgrove** 029 2052 9026

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



**mgyc.co.uk**

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