

Nursery Cottage, 14 Grove Place,

Birchgrove , Cardiff, CF14 4QS



Estate Agents and
Chartered Surveyors

Guide Price

£475,000



Detached House

3/4

1

2

2/3

Property Description

MGY are delighted to offer for sale this rare opportunity to acquire a detached property with exceptional gardens, in the sought after area of Birchgrove. The accommodation comprises entrance porch, sitting room, lounge / dining area, bedroom/ reception 3, spacious kitchen, bathroom and utility to the ground floor. On the first floor there are 2/3 bedrooms, master with a w.c and wash hand basin. Viewing highly recommended.

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,216 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Birchgrove is a very convenient suburb close to schools, shops, cafes, public houses, building society, dentist and other convenient shops/businesses. Walking distance to Heath park and the University Hospital of Wales. Transport links to the city centre, M4 and A470 are nearby.

PORCH

Entered via uPVC door with inset stained glass panels. Double glazed window to side. Radiator. Laminate flooring. Glazed doors to :-

SITTING ROOM

11' 3" x 10' 7" (3.45m x 3.25m)
Double glazed window to side. Double glazed sliding doors to rear garden. Laminate flooring. Radiator.

LOUNGE/ DINING AREA

23' 8" max x 11' 10" (7.22m x 3.63m)
Double glazed window to rear. Textured and coved ceiling. Dado rail. Feature fireplace with inset coal effect fire. 2 radiators. Telephone point. Stairs to first floor. Door to :-

BEDROOM 3 / RECEPTION 3

8' 11" x 11' 8" (2.72m x 3.57m)
Double glazed window overlooking rear garden. Radiator. Textured ceiling.

KITCHEN/BREAKFAST ROOM

15' 9" x 8' 10" (4.81m x 2.70m)
Double glazed windows to front and side. Tiled floor. White base and wall units with work surfaces and tiled splash backs incorporating one and a half stainless steel sink unit with mixer tap. Gas cooker point. 2 radiators. Space for fridge and plumbing / space for dishwasher. Door to :-

REAR PORCH

Sliding door to pantry windows it's base and wall units and window to sun room / utility. Sliding door to bathroom.

BATHROOM

Obscured double glazed window's to side and rear. Tiled floor. Panelled bath with mixer tap and with shower attachment, shower cubicle with mains shower, pedestal wash hand basin with mixer tap, w.c. Chrome heated towel rail.

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UTILITY / GARDEN ROOM

11' 7" x 5' 9" (3.55m x 1.77m)

Windows to side and rear. Glazed door to rear garden. Water tap. Work surfaces with space for washing machine, tumble dryer and freezer beneath.

FIRST FLOOR

STAIRS & LANDING

Textured ceiling. Doors to bedrooms.

BEDROOM TWO

10' 10" x 12' 3" (3.32m x 3.75m)

Large double glazed window overlooking rear garden. Radiator. Access to loft space.

BEDROOM FOUR

11' 10" x 12' 0" max (3.62m x 3.66m)

Large double glazed window overlooking rear garden. Radiator. Fitted wardrobes. Airing cupboard with shelving and housing 'Worcester' gas combi boiler. Door to :-

BEDROOM ONE

15' 8" x 14' 6" (4.78m x 4.44m)

A generous room with double glazed window's to front and rear. Radiator. Textured and coved ceiling. W.c and wash hand basin which are concealed with a fitted screen for privacy.

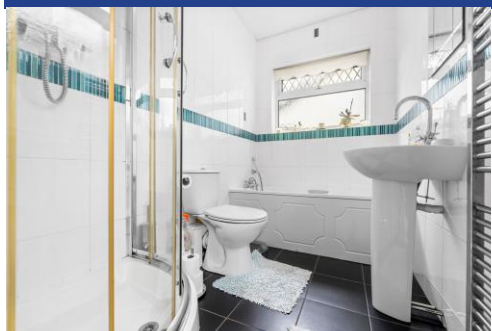
OUTSIDE

Exceptional gardens with extensive lawn, seating area and paved pathway. Well stocked borders.

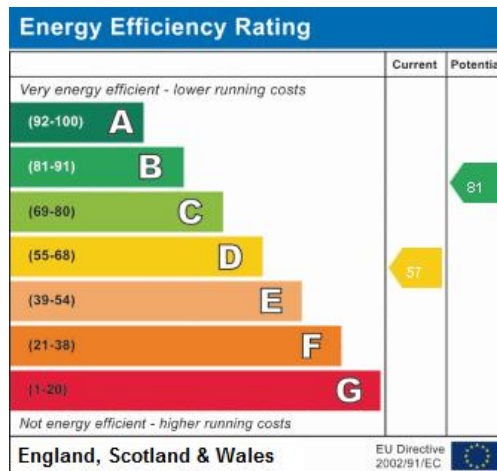
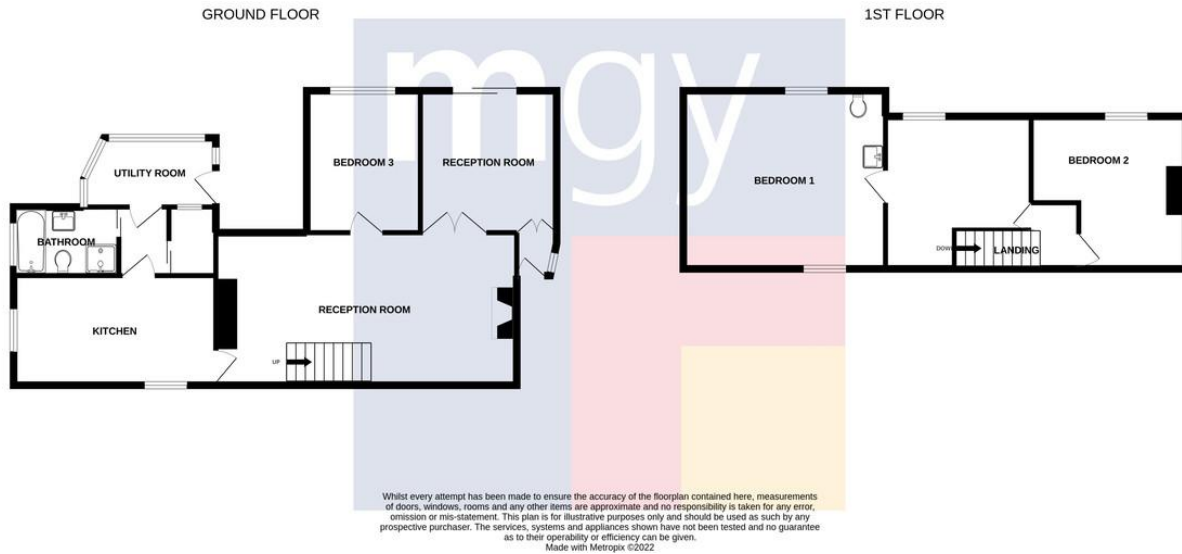
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