

# 387 Caerphilly Road, Birchgrove, Cardiff, CF14 4SH



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£315,000**



Semi-Detached House

3

1

2

2

# Property Description

Situated in a sought after area of Rhiwbina, just a stones throw from Hill Snook Park and Birchgrove rail station, this three bedroom semi detached property is a MUST SEE. Offering spacious living accommodation, off road parking and a detached garage. Viewings by appointments only.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 979 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## PROPERTY DESCRIPTION

Positioned upon a number of great road links leading in and around Cardiff with regular public transport links on your doorstep. This three bedroom semi detached property has so much to offer with a great location and a spacious home throughout. Internally the property accommodation briefly comprises; Entrance hallway, lounge, dining room, kitchen, lean to and WC all to the ground floor. To the first floor you will find three bedrooms and a family bathroom complete with three piece suite. Outside the property benefits from off road parking to the front and side with side access leading to a detached garage. The rear garden has been well loved and offers space for outside dining and the remainder laid to lawn.

## LOCATION

The property is located in the sought after area of Rhiwbina. A stone throw from Hill Snook park and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area

## PORCH

Enter into Upvc double glazed porch with door leading to hallway.

## HALLWAY

Staircase leading to first floor. Door leading to lounge, second reception room and kitchen. Single glazed feature window to front with stain glass. Vinyl floors and central single light pendant to ceiling.

## LOUNGE

12' 8" x 10' 0 min" (3.87m x 3.05m)  
Upvc double glazed bay window to front. Smooth ceiling with single pendant light. Carpeted flooring.

## SECOND RECEPTION ROOM

13' 5" x 11' 7 max" (4.09m x 3.53m)  
Feature electric fireplace and surround. Upvc double glazed sliding doors to rear garden. Textured ceiling with central light pendant. with carpeted flooring.

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## KITCHEN

10' 7max" x 6' 5" (3.23m x 1.96m)

Fitted with a range of base units with worktops over. Fitted shelves providing additional storage. Inset sink unit plus drainer. Free standing cooker and hob. Space for free standing fridge/freezer and washing machine. Upvc double glazed window to side. Vinyl flooring, panelled ceiling with strip lighting.

## LEAN TO

6' 5" x 5' 1" (1.96m x 1.56m)

Fitted with base units providing attractational storage. Wall mounted boiler. Door leading to WC. Upvc double glazed window to side and rear. Upvc double glazed doors leading to rear garden. Vinyl floors with panelled ceiling and central light pendant.

## WC

Fitted with a single piece suite comprising WC. Upvc double glazed window to rear.

## LANDING

Upvc double glazed window to side. Textured ceiling with central light pendant. Carpeted flooring. Access to all first floor rooms.

## BEDROOM ONE

12' 2" x 12' 2 max" (3.73m x 3.71m)

Central chimney breast. Upvc double glazed window to rear. Texture ceiling with central pendant light and carpeted flooring.

## BEDROOM TWO

7' 3" x 7' 10" (2.21m x 2.40m)

Upvc double glazed window to front. Textured ceiling with central pendant light and carpeted flooring.

## BEDROOM THREE

11' 4 min" x 9' 11" (3.45m x 3.03m)

Built in fitted wardrobes. Upvc double glazed bay window to front. Textured ceilings with central light pendant and carpeted flooring.

## BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with electric shower over and fitted glass shower panel, WC and wash hand basin. Obscure Upvc double glazed window to rear.

## OUTSIDE

Front - Off road parking to front drive driveway. Side access leading to rear garden.

Rear - Rear garden offers a paved area ideal for outside dining with a range of plants and shrubbery with brick wall surround. Garden mostly laid to lawn with stone chipping's to the rear ideal for outdoor BBQs.

## GARAGE

15' 3" x 7' 4" (4.65m x 2.26m)

Electric and power to garage with French style wooden a doors to front. Single glazed obscure glass window to side.



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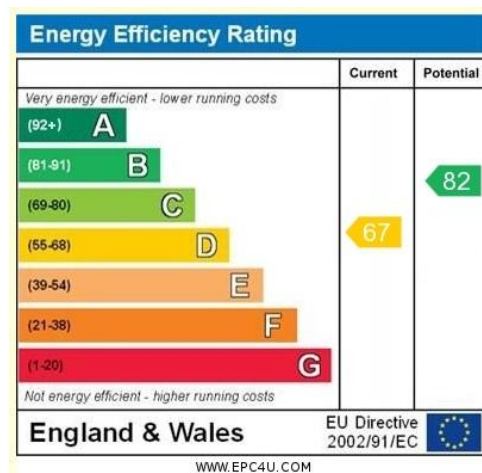
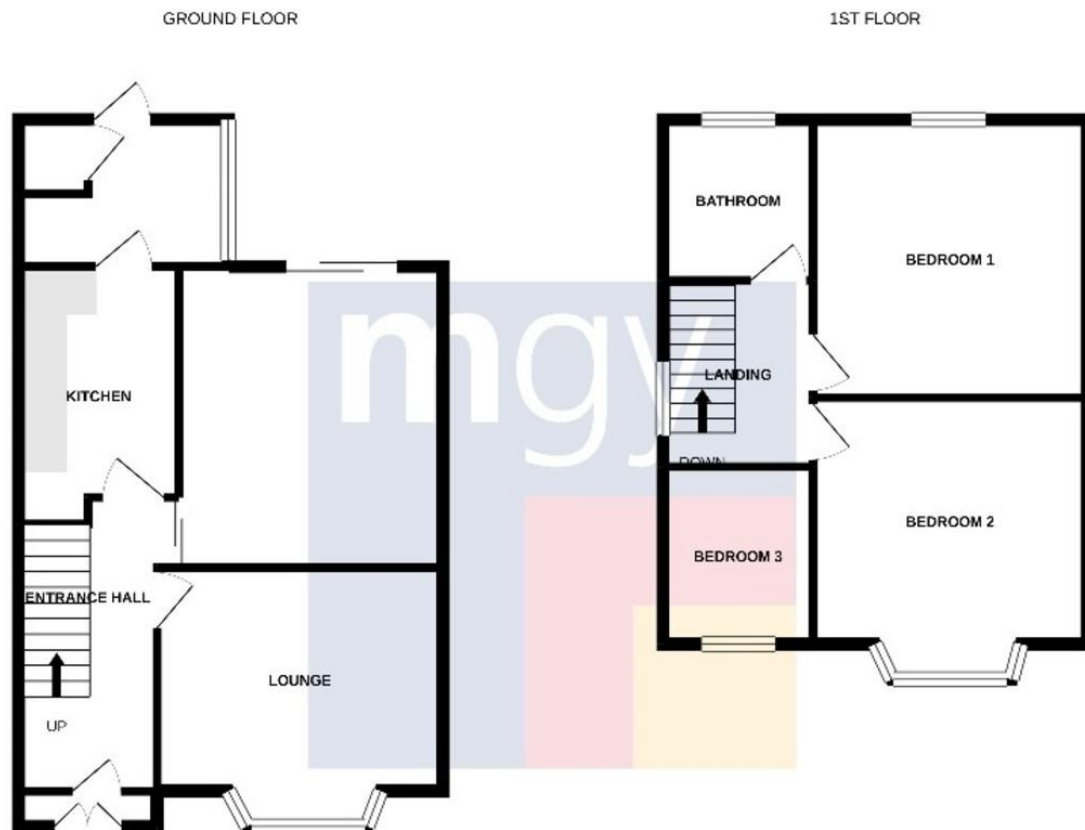




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