

12 Birchgrove Road,

Birchgrove, Cardiff, CF14 1RS



Estate Agents and
Chartered Surveyors

Guide Price

£240,000



Mid Terraced House

3

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Property Description

* NO CHAIN * ** IDEAL FOR FIRST TIME BUYERS/INVESTORS ! ** MGY are delighted to offer for sale this three bedroom property is the popular location of Birchgrove close to a parade of shops and amenities in Birchgrove. The property briefly comprises of entrance hall, lounge/dining room, kitchen, inner hallway and bathroom to the ground floor and three bedrooms to the upstairs. Good transport links to the city centre and very close to the well regarded Birchgrove primary school.

Tenure Freehold

Council Tax Band D

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

Enter into half hallway with large opening into lounge/dining room

LOUNGE/DINER

22' 3" x 14' 2" maximum (6.80m x 4.33m)
Open plan lounge/dining room with built in low level storage cupboards into alcoves. Smooth walls and ceilings with three ceiling pendants and carpeted flooring. Staircase leading to first floor with under stair storage. Upvc double glazed front door, Upvc double glazed bay window to front and Upvc double glazed window to rear. Door leading to kitchen.

KITCHEN

15' 4" x 8' 4" (4.68m x 2.56m)
Fitted with a range of base and eye level units with contrasting worktops over. Space for free standing cooker and hob, free standing fridge/freezer and also space for a small table and chairs. Inset sink unit plus drainer and a combi boiler wall mounted to external wall. Tiled flooring and part tiled walls with the smooth walls and ceilings with singular central strip light. Upvc double glazed window to side. Opening to inner hallway.

INNER HALLWAY

Built in double storage cupboard with plumbing for washing machine. Singular shelf offering useful storage. Door leading to bathroom and Upvc double glazed door leading to rear garden. One smooth wall and one with textured wallpaper with smooth ceilings and central light pendant and tiled flooring.

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BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with electric shower over, WC and wash hand basin. Upvc double glazed obscure window to rear. Part tiled walls and flooring with partly smooth walls and ceiling with central light pendant.

LANDING

Access to all three bedrooms and loft hatch leading to loft storage.

BEDROOM ONE

14' 3" x 10' 2" (4.36m x 3.12m)

Wallpapered walls and smooth ceiling with central light pendant with carpeted flooring. Two upvc double glazed windows to front.

BEDROOM TWO

10' 1" x 8' 11" maximum (3.08m x 2.73m)

Smooth walls and ceiling with central light pendant with carpeted flooring. Upvc double glazed window to rear.

BEDROOM THREE

9' 3" x 8' 5" (2.84m x 2.59m)

Smooth walls and ceiling with central light pendant with carpeted flooring. Upvc double glazed window to rear.

OUTSIDE

Outside

Courtyard front garden with a pathway leading to front door and a front courtyard laid with stone chipped and dwarf wall surround.

Enclosed rear garden mostly paved with the remainder laid with stone chipping and a fence surround plus a small decked area ideal for outside dining. Detached garage with wooden garage door plus rear access to rear lane.

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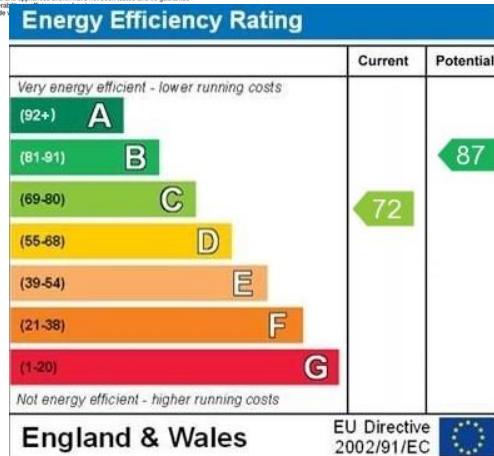
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GROUND FLOOR

1ST FLOOR



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