

219 Caerphilly Road,
Birchgrove, Cardiff, CF14 4QD



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Mid Terraced House

3

1

2

2

Property Description

A well presented three bedroom mid terrace property positioned in the heart of Birchgrove. The home has been modernised and upgraded offering two reception room, kitchen and cloakroom to the ground floor. To the first floor you will find three spacious bedrooms and a modern shower room.

Outside the property offers a gated courtyard front garden leading to the front porch. To the rear you will find a detached garage and off road parking for one car with an enclosed garden and rear lane access.

Tenure Freehold

Council Tax Band D

Floor Area Approx 904 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.

PORCH

Enter via Upvc double glazed double doors into porch. Door leading into hallway.

HALLWAY

Textured walls and smooth ceiling with a central light pendant and tiled flooring. Staircase leading to first floor. Under stair storage cupboard housing electrical fuse board. Door leading to dining room, lounge and kitchen.

DINING ROOM

11' 11" into bay x 12' 2" into alcove (3.64m x 3.73m)
Smooth walls with textured ceiling and laminate flooring to finish. Upvc double glazed bay window

to front. Central chimney breast with fireplace removed and capped.

LOUNGE

11' 4" into alcove x 12' 0" (3.47m x 3.67m)
Smooth walls and textured ceiling with a central light pendant. Central chimney breast with fireplace removed and capped. Single glazed aluminium sliding doors to rear garden.

KITCHEN

17' 5" x 6' 1" (5.33m x 1.86m)
Fitted with a range of base and eye level units with laminate worktops over. Inset 1.5 bowl sinks unit plus drainer. Free standing cooker, hob and hood. Space for washing machine and free standing fridge/freezer. Integral dishwasher. Tiled splash back with tiled flooring, smooth ceiling and central light pendants to finish. Upvc double glazed window to side. Upvc double glazed doors to side. Door leading to cloakroom.

CLOAKROOM

Fitted with a two piece suite comprising WC and wash hand basin tiled walls and flooring with smooth ceiling and a central light pendant. Upvc

219 Caerphilly Road, Birchgrove, Cardiff, CF14 4QD

double glazed obscure window to rear.

LANDING

Carpeted stairs and landing. Textured walls with smooth ceiling and spot lighting. Doors leading into all bedrooms and shower room.

BEDROOM ONE

13' 8" into bay x 9' 1" (4.19m x 2.79m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Mirrored sliding wardrobes provide ample storage. Upvc double glazed bay window to front.

BEDROOM TWO

10' 10" x 10' 4" (3.32m x 3.17m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Built in storage cupboard with shelving and rails. One cupboard is housing the combi boiler fitted in approximately 2007. Upvc double glazed window to rear.

BEDROOM THREE

7' 1" x 8' 5" (2.16m x 2.57m)

Textured walls and ceiling with a central light pendant and carpeted flooring to finish. Upvc double glazed window to front. Loft hatch provides access to loft storage with pull down ladder

SHOWER ROOM

Newly fitted three piece suite comprising of walk in shower enclosure, WC and wash hand basin. Tiled walls and flooring with smooth ceiling and spot lighting. Upvc double glazed obscure window to rear.

OUTSIDE

Front - Enclosed courtyard front garden mostly paved with gated access leading to the front door.

Rear - An enclosed rear garden offering a combination of paved with the remainder laid to lawn. Fence surround with composite rear gate leading to a driveway with parking for one car.

GARAGE

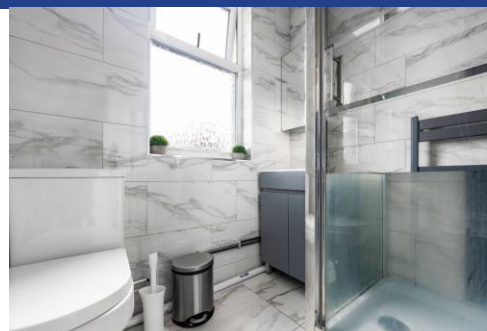
9' 9" x 15' 11" (2.99m x 4.87m)

Detached garage with a standard up and over garage door. Single glazed window to side and door leading into the garden.

219 Caerphilly Road,
Birchgrove, Cardiff, CF14 4QD



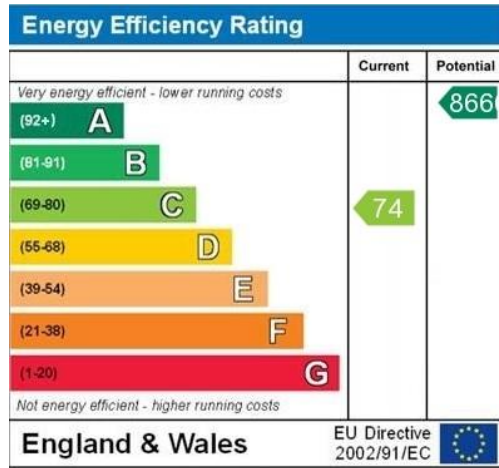
219 Caerphilly Road,
Birchgrove, Cardiff, CF14 4QD



219 Caerphilly Road, Birchgrove, Cardiff, CF14 4QD



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the ground.
Made with Metagen ©2022



Birchgrove 029 2052 9026

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



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.