

347 Caerphilly Road,
Birchgrove , Cardiff, CF14 4QF



Estate Agents and
Chartered Surveyors

Asking Price Of

£230,000



End Terraced House

2

1

1

2

Property Description

** NO CHAIN ** MGY are pleased to offer for sale this charming end of terraced property in a convenient location close to shops and amenities. Whilst the property requires some updating, it offers a huge amount of potential. The accommodation comprises entrance hall, lounge opening to dining room, kitchen, downstairs bathroom and 2 double bedrooms. There is a good size rear garden and potential to create off road parking to the rear via lane access. Early viewing advised to avoid disappointment.

Tenure Freehold

Council Tax Band D

Floor Area Approx 807 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.

ENTRANCE HALL

Entered via uPVC double glazed door with inset obscured and stained glass panel. Coved ceiling. Radiator. Picture rail. Part panelled walls. Door to:-

LOUNGE

13' 10" into bay x 10' 2" into alcove (4.22 m x 3.10m)

Double glazed uPVC bay window to front. Dado rail. Coved ceiling. Fire surround with tiled hearth. Gas meter cupboard. Radiator. Archway to :-

DINING ROOM

13' 9" max x 11' 10" (4.20m x 3.63m)

Double glazed window to rear with leaded panels above. Dado rail. Feature fireplace with inset coal effect gas fire. Wooden beams to ceiling. Stairs to first floor. Radiator.

KITCHEN

12' 0" x 8' 0" (3.66m x 2.46m)

Double glazed window with leaded panels to side. Tiled floor. Base units with work surfaces incorporating sink unit with mixer tap. Plumbing and space for washing machine and tumble dryer. Gas cooker point. Space for fridge and freezer. Door to side leading to rear garden. Door to:-

BATHROOM

7' 11" x 5' 10" (2.42m x 1.80m)

Obscured and leaded double glazed windows to side and rear. Tile effect flooring. Walk in bath, pedestal wash hand basin with hot and cold taps, w.c. Radiator.

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FIRST FLOOR

STAIRS & LANDING

Part wood panelled walls. Access to loft space. Doors to 2 bedrooms.

BEDROOM ONE

12' 8" x 11' 1" (3.87m x 3.39m)

2 double glazed windows to front with leaded panels over. Recessed hanging with shelving above. Radiator.

BEDROOM TWO

11' 10" x 11' 6" (3.63m x 3.51m)

Double glazed window to rear with leaded panel above. Radiator. Airing cupboard housing boiler and hot water tank. Hanging and shelving.

OUTSIDE

Forecourt front. Rear garden mostly paved and enclosed with a wall and gate with rear lane access. There is potential to create off road parking to the rear via the lane access, should you wish to remove the wall and gate and create a hard stand/ rear drive.

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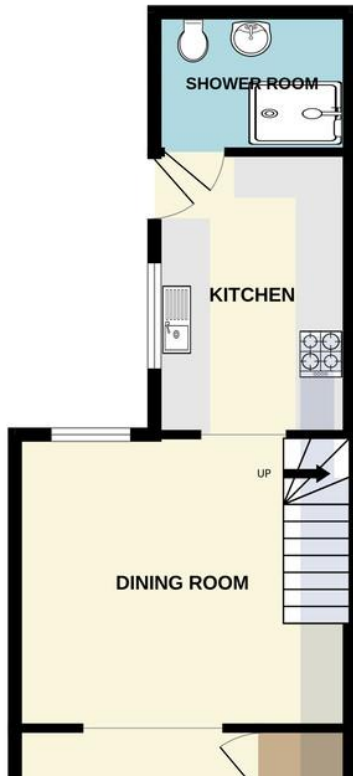


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GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Birchgrove 029 2052 9026

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



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