

13 Dryburgh Avenue, Birchgrove, Cardiff, CF14 4QN



Estate Agents and
Chartered Surveyors

Asking Price Of

£350,000



End Terraced House

3

1

1

2

Property Description

Beautifully presented three bedroom end of terrace home in Birchgrove - situated in a quiet cul de sac with off road parking for two cars. The home has been tastefully decorated throughout and is move in ready. With open plan kitchen/dining, spacious lounge, three great size bedrooms and a south facing garden to the rear.

Tenure Freehold

Council Tax Band E

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

PROPERTY DESCRIPTION

Beautifully presented three bedroom end terrace home situated on a quiet cul de sac in the heart of Birchgrove. The home has been tastefully upgraded with modern fixtures and fittings with open plan living. Internally the property accommodation briefly comprises; entrance hall, lounge and the kitchen open plan to dining room to the ground floor. To the first floor you will find three spacious bedroom and a family bathroom complete with three piece bathroom suite.

Outside the home you will find off road parking via a stone chipped driveway for two cars with side access leading to the rear garden. The rear garden is enclosed and offers a combination of paving with the remainder laid to lawn. Fence surround offers security for children to play with gated rear lane access.

LOCATION

Located in the sought after area of 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. Also within close proximity to Rhiwbina and Whitchurch village. Regular bus and train services are also close to hand.

ENTRANCE HALL

Enter into hallway via original wooden front door with stained glass windows. Smooth walls and ceiling with a central light pendant and parquet flooring. Carpeted staircase leading to first floor with under stairs storage. Door leading to lounge and kitchen/dining room.

LOUNGE

15' 6" x 12' 2" (4.73 into baym x 3.72m)
Smooth walls and ceiling with a central light pendant and finished with laminate flooring. Feature fireplace and surround. upvc double glazed bay window to front.

KITCHEN/DINING ROOM

20' 6" x 17' 9" (6.26 max m x 5.43 into alcovem)
The kitchen is fitted with a traditional range of base units with wooden worktops over. Space for free standing Range master cooker with 5 ring gas hob and cooker hood over. Space for free standing fridge/ freezer, washing machine and dishwasher. Fitted shelving and inset Belfast ceramic sink unit. Tiled splash back with smooth walls and ceiling with spot lighting, finished with tiled flooring. Upvc double glazed window to side and wooden door leading to rear garden. Single storage cupboard with fitted shelving ideal for household goods.

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The dining area offers smooth walls and ceilings with spot lighting and laminate flooring. Upvc double glazed French doors leading to rear garden with windows either side. Built in shelving within alcove.

LANDING

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to all first floor rooms. Loft hatch provides access to loft area with pull down ladder - partly boarded loft ideal for storage. Combi boiler is installed in the loft area.

BEDROOM ONE

14' 6" x 9' 7" (4.44 into bay m x 2.93 maxm)

Smooth walls and ceiling with spot lighting and finished with original wooden floorboards. Built in wardrobes either side of the chimney breast with automatic lighting. Feature original fire place. Upvc double glazed bay window to front.

BEDROOM TWO

10' 7" x 11' 9" (3.23m x 3.60 max m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. Built in double wardrobe. Central chimney breast with fitted shelving within alcove. Upvc double glazed window to rear.

BEDROOM THREE

8' 3" x 7' 1" (2.54m x 2.17 m)

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

BATHROOM

Fitted with a traditional three piece bathroom suite comprising bath with shower over and fitted glass shower screen, WC and wash hand basin. Tiled walls and flooring with smooth ceiling finished with a central light pendant. Upvc double glazed obscure window to rear.

OUTSIDE

Front - Off road parking for two cars via a stone chipped driveway with a paved pathway leading to front door with a border of plants and shrubs to one side. Gated access leading to rear garden.

Rear - an enclosed garden can be found to the rear offering a combination of paving with the remainder laid to lawn. Built in seating area ideal for outside dining. Shed to the rear garden will remain with power sockets and lighting. Wooden fence surround and gated rear lane access.

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GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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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