

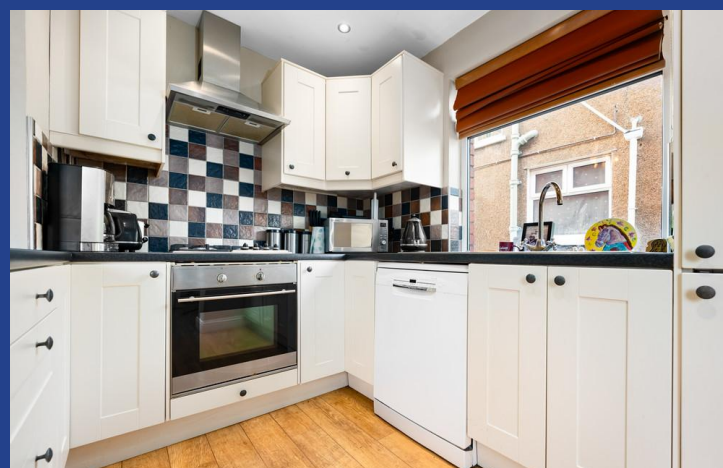
38 Richs Road,
Birchgrove, Cardiff, CF14 4AA



Estate Agents and
Chartered Surveyors

Asking Price Of

£379,950



Semi-Detached House

3

1

2

2

Property Description

A family home situated in the Birchgrove area of Cardiff close to local amenities and public transport links to the city centre. The property comprises porch, hallway, lounge, dining room, kitchen, utility room, cloakroom, three bedrooms and family bathroom. Outside to the front there is off road parking with space for two cars and an enclosed rear garden. Ideally situated for A470 & M4 motorway.

Tenure Freehold

Council Tax Band E

Floor Area Approx 925 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATED

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.

PORCH

Enter into porch via upvc double glazed front door. Obscure window to front and side. Upvc double glazed front door into hallway.

HALLWAY

Textured walls and ceiling with a central light pendant and finished with engineered wood flooring. Carpeted staircase leading to first floor with under stair storage. Door leading into lounge and dining room.

LOUNGE

13' 7" into bay x 11' 6" (4.16m x 3.51m)
Smooth walls and ceiling with a central light pendant and finished with original parquet flooring. Built in storage and shelving within each alcove and fitted log burner within central chimney breast. Upvc double glazed bay window to front.

DINING ROOM

12' 7" x 7' 6" (3.86m x 2.29m)
Smooth walls and ceiling with a central light pendant and finished with engineered wood flooring. Upvc double glazed French doors leading into garden. Open plan to kitchen.

KITCHEN

6' 2" x 9' 0" (1.89m x 2.76m)
Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Built in oven, gas hob and cooker hood over. Space for dishwasher. Opening to utility room. Smooth walls and ceiling with spot lighting and finished with engineered wood flooring.

38 Richs Road, Birchgrove, Cardiff, CF14 4AA

UTILITY ROOM

5' 2" x 5' 9" (1.58m x 1.76m)

Fitted with a range of base and eye level units with worktops over. Space for washing machine. Smooth walls and ceiling with a central light pendant finished with engineered wood flooring. Upvc double glazed door leading to rear garden. Door leading to cloakroom.

CLOAKROOM

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

LANDING

Textured walls and ceiling with a central light pendant and finished with carpeted flooring. Doors leading to all first floor rooms. Loft hatch with pull down ladder provides access to loft storage. Upvc double glazed obscure window to side.

BEDROOM ONE

14' 2" x 10' 5" (4.33m x 3.20m)

Textured walls and ceiling with light pendant and finished with carpeted flooring. Built in wardrobe.

BEDROOM TWO

12' 8" x 8' 11" (3.88m x 2.73m)

Smooth walls and ceiling with light pendant and finished with carpeted flooring. Built in wardrobes. Upvc double glazed window to rear.

BEDROOM THREE

8' 2" x 5' 11" (2.51m x 1.82m)

Smooth walls and ceiling with 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 finished folding shower screen, WC and wash hand basin. Tiled walls and flooring with textured ceiling and a central light pendant. Upvc double glazed obscure window to side.

OUTSIDE

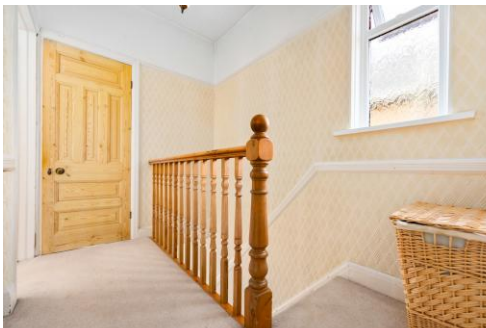
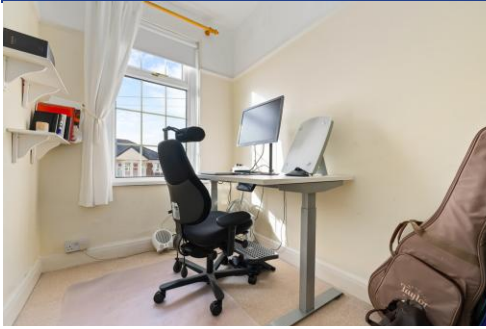
FRONT - Block paved driveway to the front providing off road parking for two cars. Side gate provides side access to the rear garden.

REAR - An enclosed garden can be found to the rear which comprises block paved patio with the remainder laid to lawn and an array of plants and shrubs.

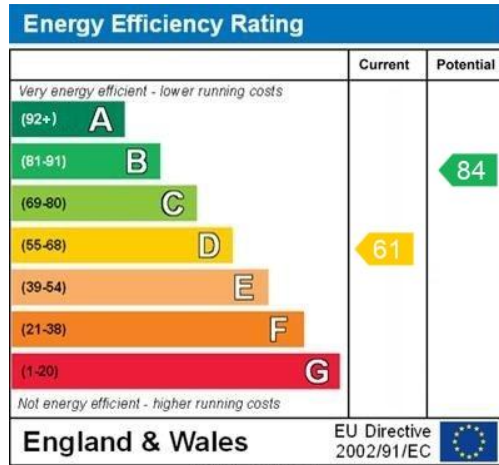
38 Richs Road,
Birchgrove, Cardiff, CF14 4AA



38 Richs Road,
Birchgrove, Cardiff, CF14 4AA



38 Richs Road,
 Birchgrove, Cardiff, CF14 4AA



Birchgrove 029 2052 9026

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



mgys.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.