

9 Heol Gwent, Birchgrove, Cardiff, CF14 4PL



Estate Agents and
Chartered Surveyors

Offers in the region of

£330,000



Semi-Detached House

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Property Description

**** NO ONWARD CHAIN **** A family home located in a quiet cul de sac in the sought after area of Heath close to many shops, cafes at Birchgrove with easy access to transport links. The property comprises hallway, lounge, kitchen/dining room, three bedrooms and bathroom with gardens to front and rear.

Tenure Freehold

Council Tax Band D

Floor Area Approx 914 sq.ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Heath is an ever popular location and is highly regarded by the locals. The home sits within walking distance to a number of shops on Caerphilly Road and also offers a number of regular public transport links. For commuters the A48 and A470 are easily accessible leading in and around Cardiff.

ENTRANCE HALL

Entered via upvc double glazed door with obscure leaded panels. Upvc double glazed window to side. Ceramic tiled flooring. Stairs rising to first floor with under stairs storage cupboard housing gas and electric meters. Radiator.

LOUNGE

13' 9" x 12' 2" (4.20m x 3.72m)
Upvc double glazed window to front. Feature Adams style fireplace with marble inset and hearth. Radiator. Glazed door to :-

KITCHEN/DINING ROOM

19' 10" x 10' 5" (6.07m x 3.19m)
Upvc double glazed patio doors to rear garden. Upvc double glazed window to side. Spot lights to ceiling. Ceramic tiled floor. Range of fitted kitchen base and wall units with worksurface and tiled splash backs incorporating stainless steel sink unit with mixer tap. Built in electric oven and inset gas hob with extractor fan over. Room for American fridge freezer. Plumbing for washing machine. Cupboard housing Worcester gas central heating boiler (3 yrs old) Radiator.

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FIRST FLOOR

LANDING AREA - Upvc obscure double glazed window to side. Access to loft space. Storage cupboard.

BEDROOM ONE

12' 3" maximum x 10' 5" (3.74m x 3.18m)

Upvc double glazed window to front. Radiator.

BEDROOM TWO

13' 8" x 9' 9" (4.18m x 2.99m)

Upvc double glazed window to rear. Radiator.

BEDROOM THREE

9' 1" x 7' 5" (2.79m x 2.27m)

Upvc double glazed window to front. Storage cupboard. Radiator.

BATHROOM

Upvc obscure double glazed window to rear. Tiled walls. Three piece suite comprising of shower with seating, pedestal wash hand basin and wc. Chrome heated towel rail.

OUTSIDE

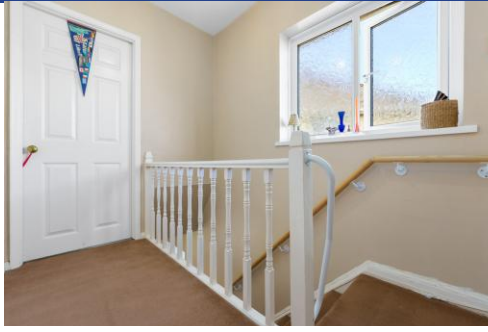
REAR GARDEN - Generous sized plot laid predominantly to lawn with paved patio area. Storage sheds. Pathway with wooden gate to side leading to front garden.

FRONT GARDEN - Pathway leading to front door. Gate to rear garden. Laid to lawn. Brick built low level boundary wall.

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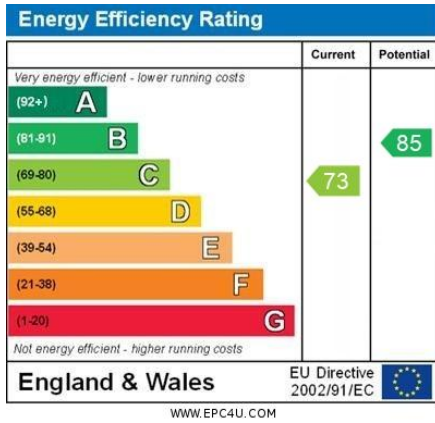
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