

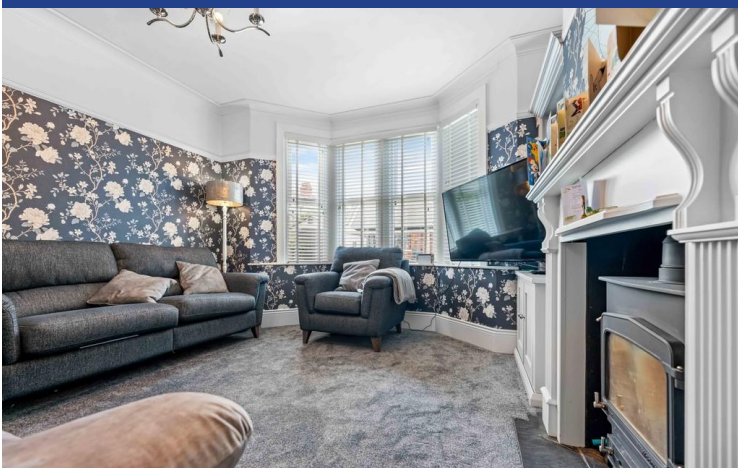
39 Cromwell Road,  
Birchgrove, Cardiff, CF14 1UQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£490,000**



Semi Detached House

4

2

3

2

# Property Description

A good size semi detached family home in the Birchgrove area of Cardiff. The property comprises entrance porch, entrance hallway, lounge, sitting room, kitchen/diner, downstairs cloakroom and utility room to the ground floor. First floor we have three bedrooms and bathroom and second floor there is the master bedroom plus ensuite. Gardens to rear and front with garage and off road parking.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,550 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

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.

## ENTRANCE PORCH

Original tiled walls. Lighting.

## ENTRANCE HALLWAY

Entered via wooden door with original decorative glazed panels. Further decorative glazed panels to side with glazed panel over. Double glazed window to side. Downlighters to ceiling. Part wood panelled walls. Karndean flooring. Stairs rising to first floor with understairs storage cupboards and pull out drawers. Radiator with decorative cover.

## LOUNGE

14' 6" x 13' 2" into alcove (4.43m x 4.03m)  
Double glazed bay window to front. Deep coved ceiling. Original picture rail and wood block flooring (original wood block flooring underneath). Built in shelving and storage cupboards to both alcoves. Feature Adams style fireplace with inset log burner. Radiator.

## CLOAKROOM

Ceramic tiled floor. Two piece suite comprising vanity unit with inset wash hand basin with tiled splash back and wc. Walled mounted Worcester boiler. Radiator

## SITTING ROOM

13' 8" x 11' 9" into alcove (4.18m x 3.60m)  
Coved ceiling. Original Karndean flooring. Inset multi fuel not just wood burner. Shelves to alcoves. radiator. Open to :-

## KITCHEN/DINING ROOM

18' 4" x 12' 11" (5.60m x 3.96m)  
Upvc double glazed patio doors leading to rear garden. Upvc double glazed window to rear. Four velux window to ceiling and downlighters. Laminate wood effect flooring. Range of fitted kitchen base and wall units with worksurface incorporating one and a half ceramic sink unit with drainer and mixer tap. Built in double oven with inset four ring induction hob with black angled extractor fan above. Plumbing for washing machine and dishwasher. Skirting board lighting. Radiator and under floor heating. Opening to :-

## UTILITY ROOM

Wooden double glazed window to side. Laminate wood effect flooring. Room for American fridge freezer. Base and wall units with mosaic tiled splash backs. Recess for tumble dryer. Heated chrome radiator. Skirting board lighting.

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## FIRST FLOOR

LANDING - Obscure double glazed window to side. Part panelled walls. Stairs rising to second floor. Radiator. Door to :-

## BEDROOM ONE

14' 3" into bay x 10' 11" to wardrobe front (4.36m x 3.33m)

Wooden double glazed bay window to front. Coved ceiling. Range of fitted wardrobes with hanging and shelving with mirrored double doors. Wall mounted column radiator.

## BEDROOM TWO

13' 6" x 10' 0" to wardrobe front (4.12m x 3.07m)

Two wooden double glazed windows to rear. Coved ceiling. range of fitted wardrobes with hanging and storage and mirror fronted sliding doors. radiator.

## BEDROOM THREE

7' 4" x 5' 8" (2.24m x 1.74m)

Wooden double glazed window to front. Radiator.

## BATHROOM

Wooden double glazed window to side. Coved ceiling. Ceramic tiled walls. Laminate wood effect flooring. Heated towel rail. Four piece suite comprising panelled bath with mixer tap, built in vanity unit with inset wash hand basin with mixer tap, wc and walk in shower cubicle. Wall mounted chrome radiator.

## SECOND FLOOR

Wooden double glazed window to side. Door to :-

## BEDROOM FOUR

16' 9" maximum x 13' 2" (5.11m x 4.02m)

Velux window to ceiling with down lighters. Under eaves storage cupboard. Radiator. Door to :-

## ENSUITE

Velux window to ceiling with down lighters. Ceramic tiled walls and flooring. Three piece suite comprising vanity unit with inset wash hand basin, wc, and walk in corner shower cubicle. Storage cupboard. Heated chrome towel rail. Extractor fan.

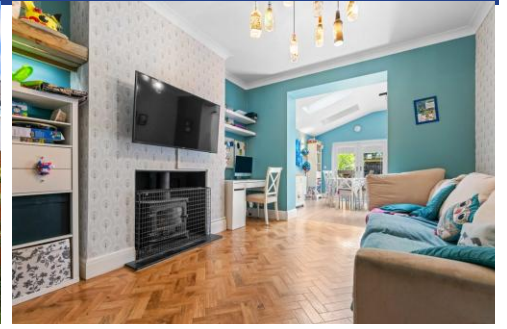
## OUTSIDE

REAR GARDEN - Enclosed paved patio area. Under cover seating area. Lawned area. Shrub and flower borders.

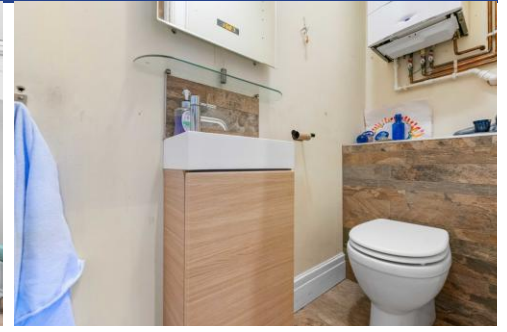
SIDE - Access to front via wooden door. Storage space. Outside tap.

FRONT GARDEN - Driveway with parking for two vehicles leading to detached brick built garage. Accessed via electric up and over door. Personal door accessing front garden. Laid to lawn with shrub and flower borders.

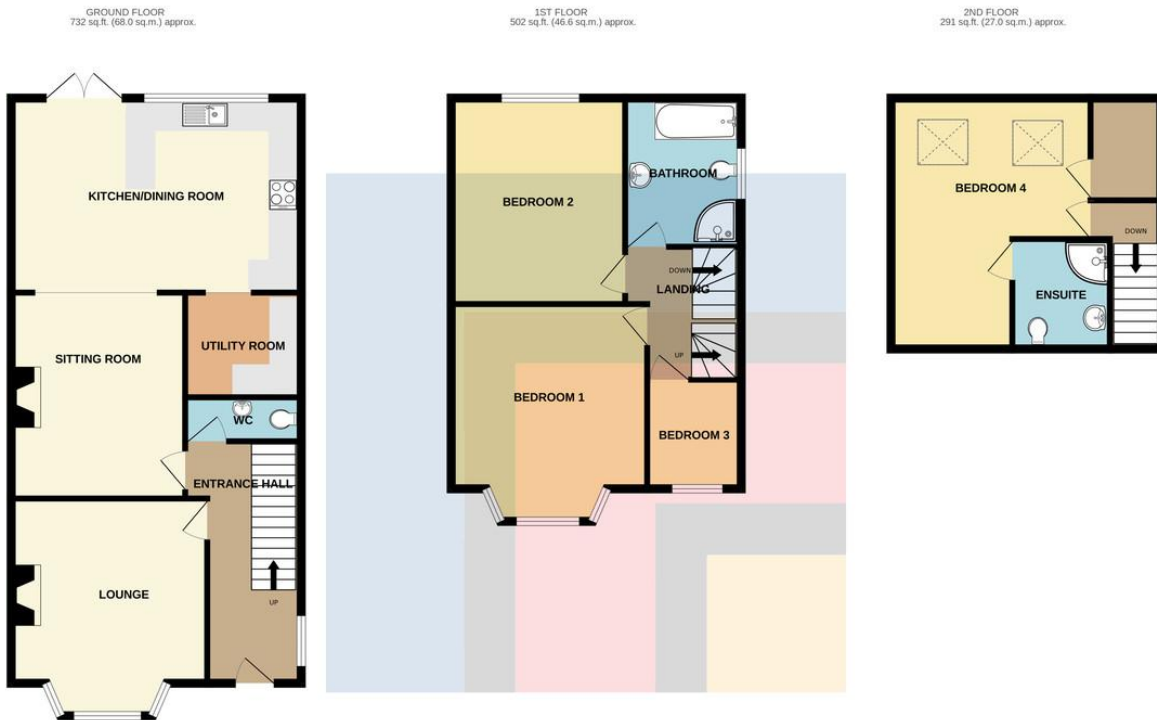
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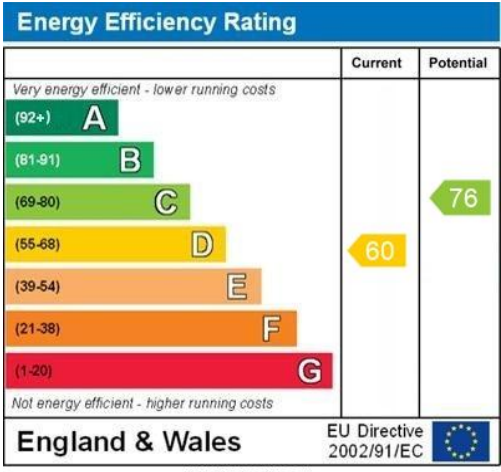
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TOTAL FLOOR AREA : 1525 sq.ft. (141.6 sq.m.) approx.  
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**Birchgrove 029 2052 9026**

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