

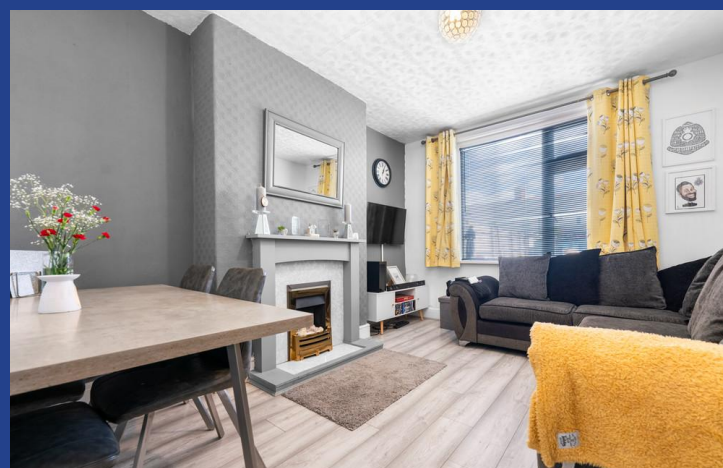
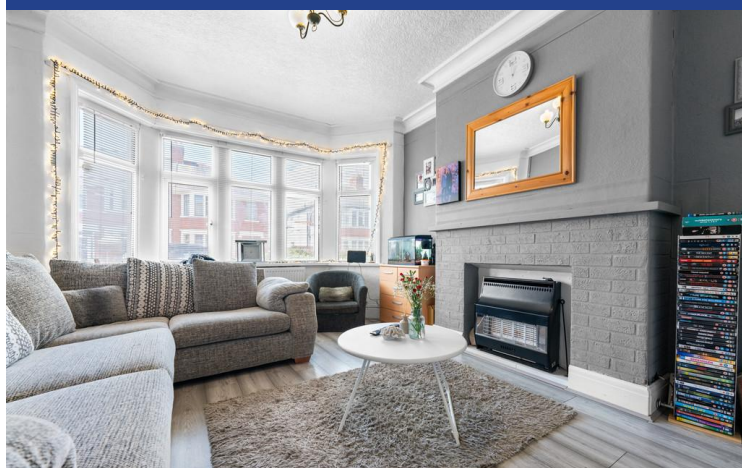
20 Norton Avenue, Birchgrove , Cardiff, CF14 4AJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



End Terraced House

3

1

2

2

Property Description

MGY are pleased to offer for sale this traditional 3 bedroom terraced property in the sought after area of Birchgrove. The accommodation comprises porch, entrance hall, lounge, sitting/ dining room and kitchen to the ground floor. On the first floor there are 3 bedrooms and a shower room. Low maintenance garden to rear and a garage.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,022 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is located in the sought after area of Birchgrove. The University of Wales and Heath Park are nearby. Walking distances to a number of parks and Birchgrove train station which is a few minutes journey into central Cardiff. Regular bus service also to the city centre. Well regarded schools at all levels in the area.

PORCH

Obscured double glazed door to porch. Glazed wooden door to entrance hall. Stairs to first floor. Radiator. Laminate flooring. Under stairs recess and meter cupboard.

LOUNGE

14' 6" into bay x 11' 7" into alcove (4.44m x 3.54m)
Double glazed bay window to front. Radiator.
Coved ceiling. Gas fire (not currently used).

SITTING / DINING ROOM

13' 10" x 10' 10" (4.24m x 3.32m)
Double glazed window to rear. Laminate flooring.
Feature fireplace with inset gas fire.

KITCHEN

20' 3" x 6' 8" (6.19m x 2.04m)
Double glazed window to side. Obscured double glazed door to rear. Base and wall units with work surfaces incorporating stainless steel sink unit with hot and cold taps. Space for gas cooker. Plumbing and space for washing machine and space for fridge / freezer.

FIRST FLOOR

STAIRS & LANDING

Access to loft space via pull down ladder.

BEDROOM ONE

14' 2" into bay x 11' 0" into alcove (4.34m x 3.36m)
Double glazed bay window to front.

BEDROOM TWO

13' 11" x 11' 4" into alcove (4.25m x 3.46m)
Double glazed window to rear. Newly installed "Atlantic" gas combi boiler.

20 Norton Avenue,
Birchgrove , Cardiff, CF14 4AJ

BEDROOM THREE

8' 4" x 6' 8" (2.56m x 2.05m)

Double glazed window to front.

SHOWER ROOM

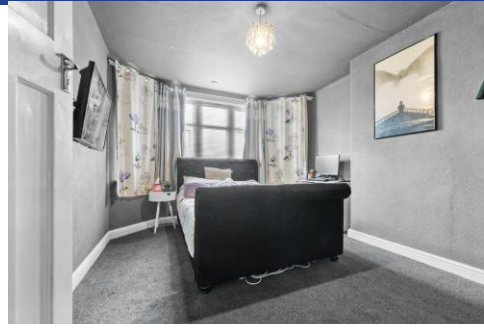
6' 4" x 6' 3" (1.94m x 1.92m)

Obscured double glazed window to rear. Disabled access shower, pedestal wash hand basin with hot and cold taps, w.c. Radiator. Tiled walls.

OUTSIDE

Low maintenance paved garden. Access to garage from the garden and via rear lane access.

20 Norton Avenue,
Birchgrove , Cardiff, CF14 4AJ



20 Norton Avenue,
Birchgrove , Cardiff, CF14 4AJ



20 Norton Avenue, Birchgrove , Cardiff, CF14 4AJ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Birchgrove 029 2052 9026

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



mgyc.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.