



Beulah Road | Rhiwbina | Cardiff | CF14 6LW

Asking Price of £469,950

MGY are delighted to offer for sale this superb semi detached property on the much sought after Beulah Road in Rhiwbina. The accommodation briefly comprises entrance hall, dining room, lounge, kitchen/ breakfast room, utility room and downstairs w.c to the ground floor. On the first floor there are 3 bedrooms and a family bathroom. The property benefits from extremely generous gardens to front and rear with potential to extend (subject to planning permission). Offered for sale with no ongoing chain.

- Superb semi detached property
- Sought after location
- Potential to extend (STPP)
- Generous gardens, garage.
- No chain. EPC RATING D

029 2052 9026

birchgrove@mggy.co.uk

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

- Residential & Commercial Property Agents
- Residential Lettings
- Surveys & Valuations
- Landlord & Tenant
- Residential & Commercial Development/Land



Property Description

ENTRANCE HALL

Entered via wooden door with decorative glazed panel and decorative panel above. Further obscure glazed window to side. Coved ceiling. Plate shelf. Stairs rising to first floor. Central heating radiator.

DINING ROOM

13' 5" x 10' 9" (4.1m x 3.3m) Upvc double glazed bay window to front with decorative glazed fanlights. Coved ceiling. Space for electric coal effect fire. Built in cupboards to both alcoves. Central heating radiator.

LOUNGE

15' 8" x 11' 5" (4.8m x 3.5m) Upvc double glazed bay window to front with decorative fanlights. Coved ceiling. Feature fireplace with space for electric coal effect fire. Central heating radiator.

CLOAKROOM

Accessed via a couple of steps from hallway. Obscure window to front. Coved ceiling. Two piece suite comprising of low level wc and pedestal wash hand basin.

KITCHEN

11' 5" x 9' 6" (3.5m x 2.9m) Solid wood door with glazed panels to rear garden. Upvc double glazed window to rear. Vinyl flooring. Part tiled walls. Range of base cupboards with work surface incorporating sink unit with mixer tap and drainer. Built in Hotpoint electric oven and hob. Central heating radiator. Door to utility room.

UTILITY ROOM

7' 2" x 5' 2" (2.2m x 1.6m) Window to rear. Continuation of vinyl flooring. Plumbed for automatic washing machine. Space for fridge freezer. Range of wall cupboards.

LANDING

Decorative leaded obscure window to front. Coved ceiling.

BEDROOM ONE

17' 4" x 10' 9" (5.3m x 3.3m) Upvc double glazed bay window to front with decorative fan lights. Built in storage cupboards with hanging and shelving. Central heating radiator.

BEDROOM TWO

15' 8" x 11' 5" (4.8m x 3.5m) Upvc double glazed window to front. Range of fitted wardrobes with hanging and shelving. Coved ceiling. Two wall lights. Central heating radiator.

BEDROOM THREE

10' 2" x 8' 10" (3.1m x 2.7m) Window to rear. Fitted storage and wardrobe. Access to loft space. Central heating radiator.

BATHROOM

13' 5" x 5' 2" (4.1m x 1.6m) Two windows to rear. Spotlights. Part tiled walls. Four piece suite comprising of panelled bath, shower cubicle, low level wc and corner wash hand basin with storage below. Heated towel ladder.

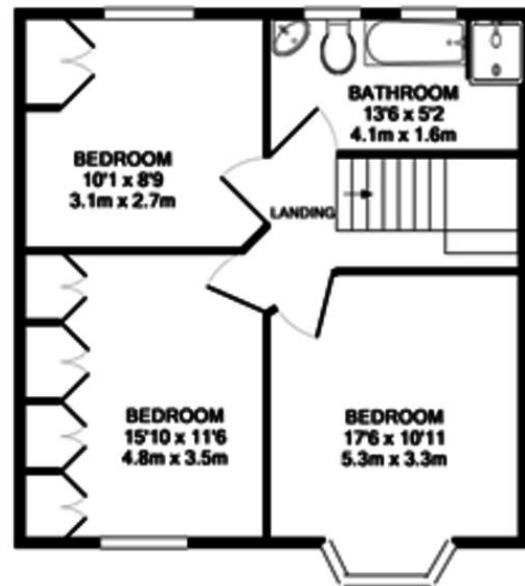
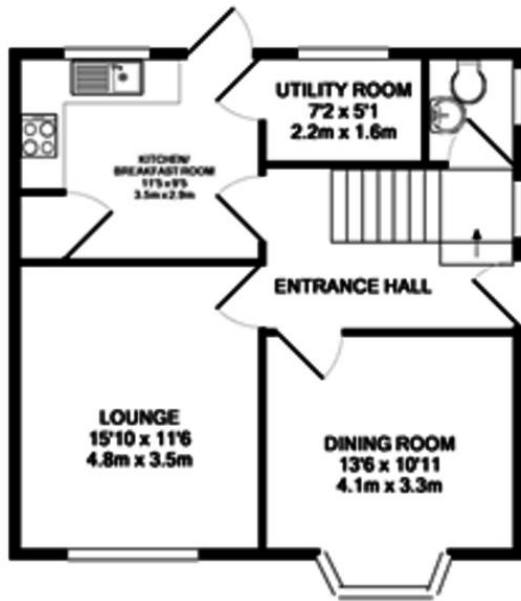
Michael Graham Young

OUTSIDE

FRONT - Laid mainly to lawn with a range of mature trees and shrubs. Key block driveway leading to garage. Gate to rear garden.

REAR - A beautiful west facing rear garden laid mainly to lawn. Patio area. Further patio area with steps leading to summer house. Private door to garage with power and lighting. Gate to driveway.





TOTAL APPROX. FLOOR AREA 1064 SQ.FT. (98.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 illustrative 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 Metropix ©2019

Tenure
Freehold

Council Tax Band
F

Approx. Floor Area 1064 sq/ft

Viewing Arrangements
Strictly by appointment

Contact Details
Birchgrove
114 Caerphilly Road
Cardiff
South Glamorgan
CF14 4QG

www.mgy.co.uk
birchgrove@mgv.co.uk
029 2052 9026

