

Crofts Davies & Co

Estate Agents, Property Management. Lettings.
259 Heathwood Road, Llanishen, Cardiff CF14 4HS
Tel 02920 766755 Fax 02920 757530 Email: property@croftsanddavies.co.uk



220 CAERPHILLY ROAD, BIRCHGROVE, CARDIFF. CF14 4NR

Traditional End Terraced Bay Fronted Three Bedroom House situated in a convenient, popular position in Birchgrove. Local facilities are readily available at Birchgrove shopping centre and there are ample more comprehensive retail outlets across North Cardiff. Recreational space is also close by including Heath Park – a short walk. Cardiff City Centre is approximately three miles and can be accessed by bus routes from Caerphilly Road itself or by rail from Ty Glas Halt.

The property is built of brick with rendered elevations to the rear under a slated roof and has been extended to the rear to incorporate a large living area including a fully fitted kitchen with a range, open living area and dining area as well as a separate utility room and wet room. The house has the benefit of gas central heating via a combination boiler together with Upvc double glazing. The accommodation is well proportioned, well presented throughout, retains several original features including two fireplaces, picture rails, panelled doors and a mosaic tile floor to the hall. Briefly Comprising:

Porch, Hall, Lounge, Extended Living Area / Kitchen, Utility Room & Wet Room. Three Bedrooms and Bathroom. Level Plot with Front Forecourt and Easily Maintained, Recently Landscaped, Rear Garden with two patios and central lawn.

TRADITIONAL BAY FRONTED EXTENDED HOUSE

VIEWING BY APPOINTMENT

PRICE GUIDE: £285,000

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated.

PORCH: Composite front door

HALL: (15'7 x 5'5), Staircase to first floor with newel post, handrail & balustrading, under stairs cupboard, one radiator, double glazed Upvc window to front, mosaic tiled floor, coving, light fitting to newel post, panelled doors to lounge and dining room.

MAIN LOUNGE: (12'11 inc bay x 11'10) Bay front with upvc double glazed windows, with fitted venetian blinds and curtain pole, one radiator, tiled hearth with recessed fireplace, coving & ceiling light fitting.

LIVING ROOM: / KITCHEN (28'5 x 17'5) Woodburner set on it's own hearth with a brick surround and timber mantle piece over. Oak veneer floor, radiator.

KITCHEN: Range of fitted units comprising, cupboards, drawers and timber work surfaces, built in six hob range with two ovens & grill with an extractor over, built-in slim-line dish washer, fitted Belfast type sink, built in microwave and a built in fridge, Opening out to dining area, velux roof, light, bi-fold doors to rear garden and a panelled door off to

UTILITY ROOM: With ample room for washing machine and dryer etc and inset ceiling lights: Opening to

WET ROOM : Being fully tiled with a built-in mains shower with overhead drencher, low flush close coupled wc and wash basin in their own vanity unit, fully tiled walls & floor to match, extractor fan & two inset ceiling lights.

FIRST FLOOR

LANDING: Hand-rail, newel post and balustrading, ceiling rose and light, hatch to loft space with drop down ladder. Panelled doors to all rooms.

FRONT BEDROOM ONE: (12'11 inc bay x 10') Double glazed Upvc windows to bay with venetian blinds, cast iron grate with a tiled hearth, radiator and pendant light

REAR BEDROOM TWO: (12'0 x 11'9) Double glazed Upvc tilt and turn windows to the rear, radiator under, cast iron grate with a tiled hearth, sanded and varnished floor, built in airing cupboard with wall mounted Baxi Combination boiler to serve heating and hot water, pendant light.

BEDROOM THREE: (7'7 x 7'3) Double glazed Upvc window to front, fitted venetian blind, curtain pole above, one radiator under, pendant light.

BATHROOM: (5'11 x 5'4) Double glazed Upvc to rear. Suite in white comprising: freestanding roll top bath with a shower attachment over, wash hand basin, low flush close coupled w.c. fully tiled walls, towel rack radiator, ceiling light & tiled floor.

EXTERIOR

Front Forecourt: Easily maintained.

Rear Garden: Two paved patios, central artificial lawn. Outside light and having an approximate length of 50' with an easterly aspect. Fencing to surround including Timber gate to side path gives exterior access to the garden if required.

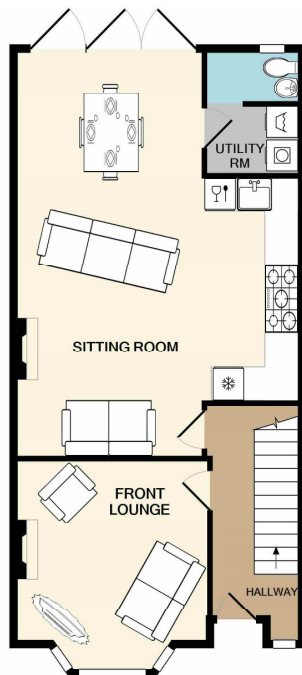
Epc rating D

TENURE: We understand the tenure to be Freehold, but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

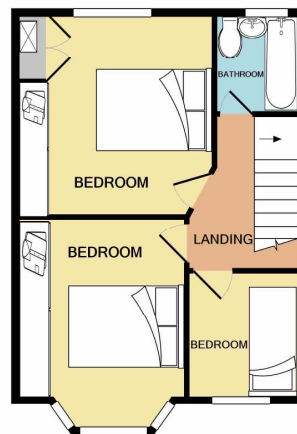
VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.

Web-site: Details of this and other properties can be found on our website: www.croftsanddavies.co.uk

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 608 SQ.FT.
(56.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.7 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.

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