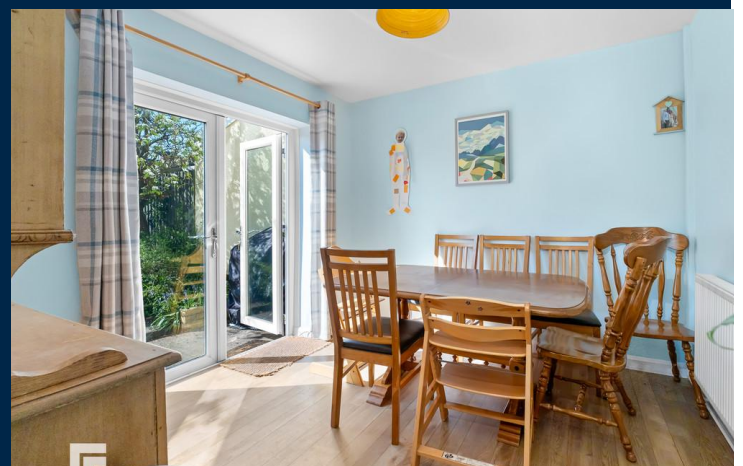




9 HEOL GWYNEDD
BIRCHGROVE
CARDIFF CF14 4PJ

GUIDE PRICE

£350,000



SEMI-DETACHED HOUSE



3



1



1



2

MGY are delighted to present for sale this charming 3 bedroom Semi-detached family home. It is positioned on the quaint street of Heol Gwynedd within walking distance to local amenities and within a great catchment area. The property comprises entrance hallway, lounge, kitchen/dining room, three bedrooms and bathroom with a beautiful rear garden and front driveway. ** Planning Permission granted for Single storey rear extension, loft conversion including insertion of dormer to the rear and alterations **

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 893 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

5' 8" x 11' 11" (1.732 m x 3.653 m)

Entry via PVC door :- PVC window with decorative stain glass to side aspect. Radiator. Doors to all rooms. Stairs to 1st floor with storage cupboard below.

LOUNGE

13' 8" x 12' 7" (4.183 m x 3.851 m)

PVC bay window to front aspect. Coving. Radiator.

KITCHEN

9' 5" x 9' 6" (2.893 m x 2.911 m)

Coving. Spotlights. 2PVC windows to rear and side aspect. A range of base and wall mounted cabinets with contrasting square edge countertops. Tiled splashback. Four ring gas hob. Integrated Neff oven and grill. Space for white goods. Built in pantry. Concealed Worcester combi boiler.

DINING ROOM

10' 1" x 9' 7" (3.081 m x 2.943 m)

PVC patio doors to rear garden. Radiator.

UPSTAIRS

LANDING

8' 8" x 3' 1" (2.643 m x 0.954 m)

PVC window with obscure glass to side aspect. Loft access with ladder and light. Built-in storage cupboard. Doors to all rooms.

BEDROOM 1

10' 8" x 11' 0" (3.252 m x 3.363 m)

PVC window to front aspect. Coving. Radiator. Built-in storage cupboard.

BEDROOM 2

9' 5" x 9' 9" (2.877 m x 2.980 m)

PVC window to rear aspect. Coving. Radiator. Built in storage cupboard.

BEDROOM 3

7' 3" x 8' 10" (2.210 m x 2.700 m)

PVC window to front aspect. Radiator.

BATHROOM

9' 9" x 5' 8" (2.982 m x 1.745 m)

PVC window with obscure glass to rear aspect. Spotlights. Extractor fan. Part tiled walls. Ladder style radiator. WC with insert flush. Wash hand basin. Bath unit. Shower unit.

OUTSIDE

Rear - Private and enclosed rear garden. Patio sitting area. Lawn area. Shed with electricity. A mixture of mature shrubs and trees. West facing receiving daylight in the afternoon and evening. Outside cold water tap.

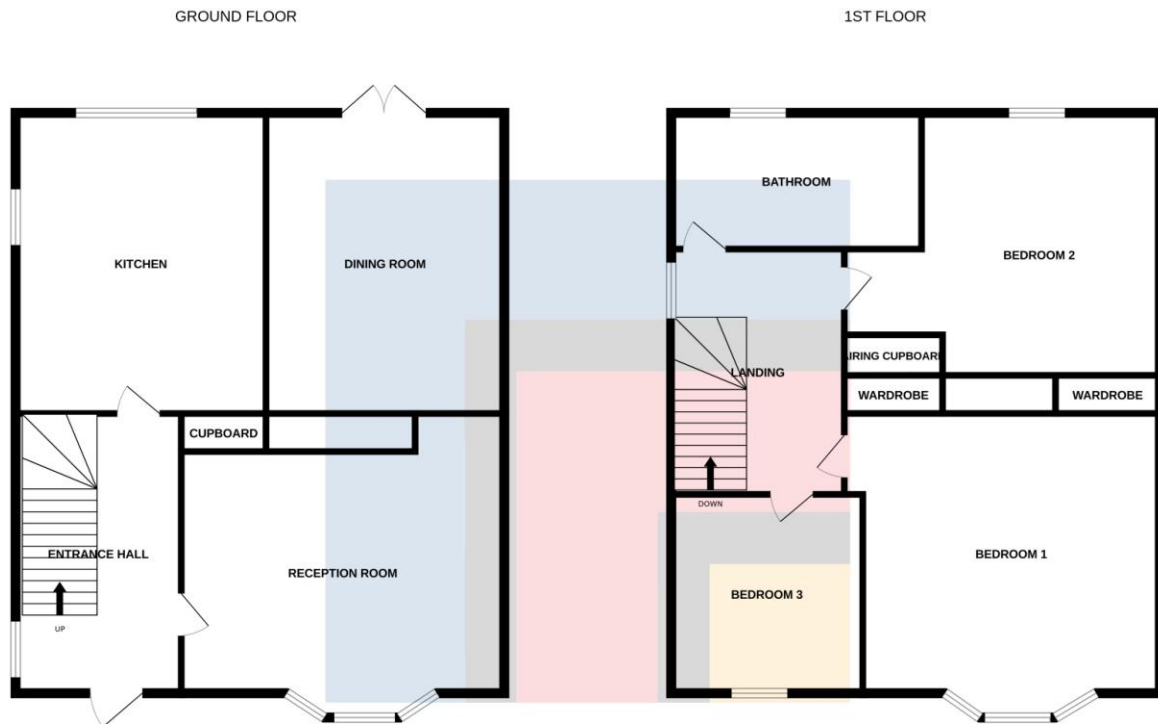
Front - Off road parking.



9 HEOL GWYNEDD, BIRCHGROVE, CARDIFF CF14 4PJ



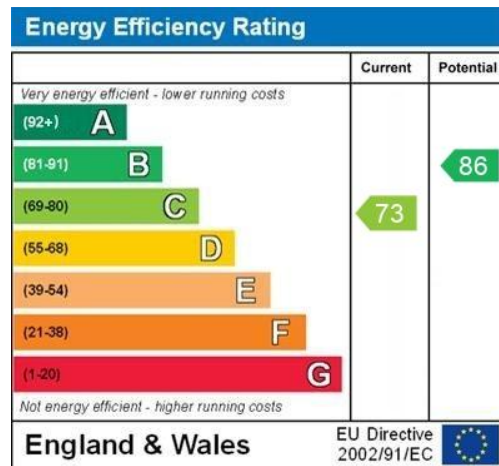
9 HEOL GWYNEDD, BIRCHGROVE, CARDIFF CF14 4PJ



TOTAL FLOOR AREA: 1787 sq.ft. (166.0 sq.m.) approx.

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 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 ©2025



WMM/EP411.COM

BIRCHGROVE 029 2052 9026

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



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 other wise 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.

MGY.CO.UK