

15 GROVELAND ROAD
BIRCHGROVE
CARDIFF CF14 4QX

£350,000



SEMI-DETACHED HOUSE



3



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**** NO ONWARDS CHAIN **** A family home with off road parking for two cars to front and large rear garden. The property briefly comprises porch, hallway, lounge, sitting room/dining room, kitchen, sun room, three bedrooms and family bathroom. Viewing highly recommended.

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX :

VIEWING: STRICTLY BY APPOINTMENT

effect gas fire with marble hearth. Wired for two wall lights. Radiator.

KITCHEN

18' 4" x 5' 6" (5.60m x 1.68m)

Double glazed door to outhouse with windows to side and over. Strip lights to ceiling. Window to side. Wood clad walls. Vinyl flooring. Base and wall units with part tiled walls and work surface. Plumbing for washing machine. Stainless steel sink unit with mixer tap. Recess for fridge. Breakfast bar. Radiator.

OUTHOUSE

Wooden door to rear garden. Window to side.

WC

Window to rear. Wc.

FIRST FLOOR

LANDING AREA - Access to loft space. Door to :-

BEDROOM ONE

13' 8" x 8' 9" to wardrobe front (4.17m x 2.68m)

Double glazed bay window to front. Radiator.

BEDROOM TWO

12' 0" x 12' 1" (3.67m x 3.69m)

Double glazed window to rear. Fitted wardrobe with storage cupboards over. Radiator.

BEDROOM THREE

8' 9" x 6' 8" (2.68m x 2.04m)

Double glazed window to front. Radiator.

BATHROOM

Obscure glazed window to side. Tiled walls. Three piece suite comprising pedestal wash hand basin, wc and walk in double shower cubicle. Wall mounted bathroom cabinet. Two storage cupboards.

LOCATION

The property is located in the sought after area of Birchgrove. The University of Wales and Heath Park are nearby. Walking distance 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.

ENTRANCE PORCH

Entered via sliding door. Ceramic tiled floor. Door to :-

ENTRANCE HALLWAY

Entered via obscure double glazed door with obscure glazed panels to side. Cupboard housing electric meter. Cloak hanging. Turned staircase to first floor with understairs storage cupboard housing gas meter. Cloak hanging. Radiator. Door to :

LOUNGE

13' 3" into bay window x 11' 9" (4.05m x 3.60m)

Double glazed bay window to front. Coved ceiling. Tiled fireplace. Wired for two wall lights. Radiator. Open to :

SITTING ROOM/DINING ROOM

0' 0" x 11' 11" (3.71m x 3.64m)

Sliding patio door to sun lounge. Tiled fireplace. Wired for two wall lights. Radiator.

SUN LOUNGE

11' 6" x 10' 4" (3.51m x 3.17m)

Upvc double glazed patio doors to rear garden with glazed panels to either side and fan lights over. Living flame coal



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OUTSIDE

REAR GARDEN - Wooden gate allowing access to lane. Laid predominantly to lawn. Enclosed with wooden fence and hedging. Wooden storage shed. Side access to front via wrought iron gate. Water tap.

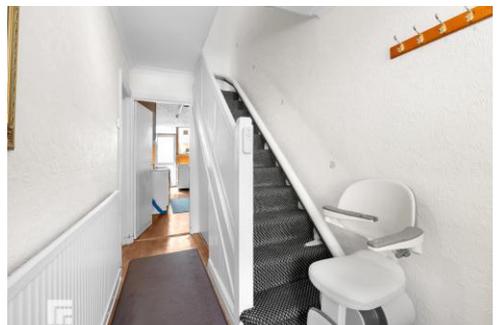
FRONT GARDEN -Blocked paved driveway with parking for two vehicles.



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BIRCHGROVE 029 2052 9026

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



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