

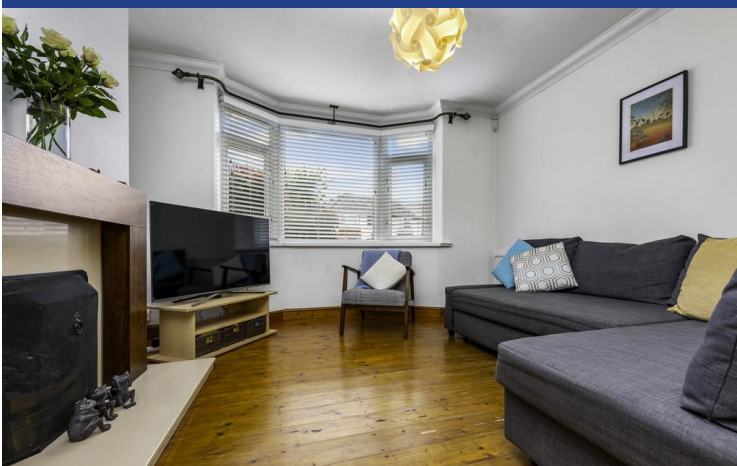
# 6 Groveland Road, Birchgrove, Cardiff, CF14 4QX



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£340,000**



End Terraced House

3

1

1

2

# Property Description

Situated just a stones throw from Birchgrove village this three bedroom semi detached home is a MUST SEE. Offering modern lounge/dining room separate kitchen, three bedrooms to the first floor and modern family bathroom. Outside the home offers driveway parking to the front providing off road parking. Side access leading to an enclosed garden offering a spacious patio area ideal for outside dining with a garden laid to lawn. A number of plants and shrubs boarder the garden with a raised planter offering a floral arrangement due to bloom in the spring time.

Tenure Freehold

Council Tax Band E

Floor Area Approx 904 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located in the sought after area of Birchgrove in North Cardiff. The University Hospital of Wales and Heath Park are close by and the property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Also within close proximity to Rhiwbina and Whitchurch village. Regular bus and train services are also close to hand.

## ENTRANCE HALL

12' 3" x 5' 5" (3.75m x 1.66m)

Enter into hallway via uPVC double glazed front door. Smooth walls and ceiling with a central light pendant with ceilings rose and finished with parquet flooring. uPVC double glazed obscure window to side. Carpeted staircase leading to first floor. Room leading to lounge/diner and kitchen.

## LOUNGE

12' 3" into alcove x 10' 0" (3.74m x 3.07m)

Feature fireplace and surround. Smooth walls and ceiling with a central light pendant with ceiling rose, finished the original wooden floorboards. Opening to dining room. Upvc double glazed bay window to front

## DINING ROOM

11' 1" minimum x 10' 10" (3.38m x 3.31m)

Smooth walls and ceiling with a a central light pendant with ceiling rose, finished with the original wooden floorboards. uPVC double glazed bay window to rear.

## KITCHEN

6' 4" x 19' 7" (1.95m x 5.98m)

Fitted with a range of base and eye level units with laminate worktops over. Free standing double cooker and gas hob with cooker hood over. Inset 1.5 stainless steel sink unit plus drainer. Space for washing machine, dishwasher and free standing fridge/freezer. uPVC double glazed window to both sides and rear. uPVC double glazed door to side. Tiled splash back with smooth walls and ceiling, a central light pendant and tiled flooring.

## LANDING

Smooth walls and ceilings with a central light pendant finished with carpeted flooring. Doors leading to all bedrooms and bathroom.

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## BEDROOM ONE

10' 3" x 13' 3" into bay (3.14m x 4.05m)

Wall papered walls with smooth ceiling, a central light pendant finished with carpeted flooring. Built in double wardrobes x2. uPVC double glazed bay window to front.

## BEDROOM TWO

9' 11" x 10' 3" (3.03m x 3.13m)

Wall papered walls with textured ceilings, a central light pendant and finished with the original floor boards. Built in double wardrobes x2. uPVC double glazed window to rear.

## BEDROOM THREE

8' 4" x 6' 5" (2.56m x 1.97m)

Smooth walls and ceiling with a central light pendant and finished with carpeted flooring. uPVC double glazed window to front.

## BATHROOM

6' 3" x 4' 8" (1.91m x 1.44m)

Fitted with a modern three piece bathroom suite comprising bath with shower over and glass shower screen. Vanity wash hand basin and WC with built in storage. Tiled Walls and flooring with smooth ceiling and spot lighting. uPVC double glazed obscure window to rear

## OUTSIDE

Front - Tarmac front driveway with a brick boarder offering off road parking for two plus vehicles. Flower bed to the front also offers a range of plants, trees and shrubbery. Side access leads to the rear garden.

Rear - An enclosed family garden partly paved with the remainder laid to lawn. Along the border of the garden are flower beds offering a range of plants, trees and shrubbery. Garden shed and storage are to remain. Side gate leading to the front driveway.

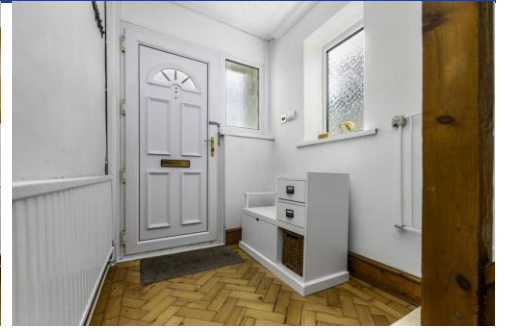


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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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



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