

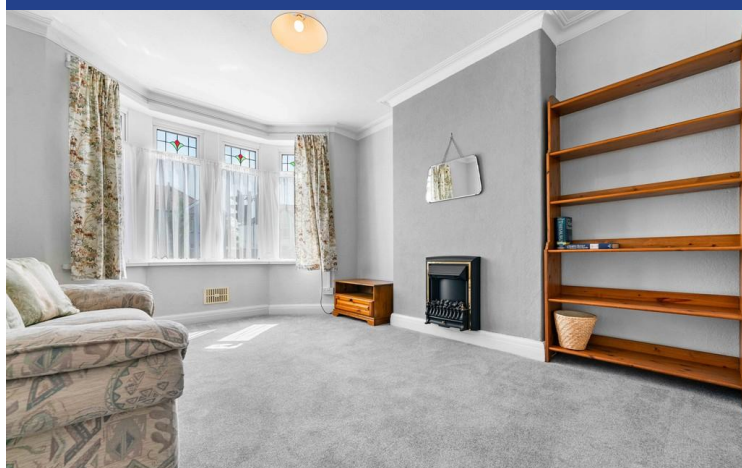
# 47 Caerphilly Road, Birchgrove, Cardiff, CF14 4AD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£275,000**



Mid Terraced House

3

1

1

2

# Property Description

Ideal for those looking to put their own stamp on something. Situated in a great location upon a number of regular public transport links this property offers heaps of room for improvements and upgrading. Offering two reception rooms, kitchen, three bedrooms and a family bathroom. Detached garage and hard stand for parking can be found to the rear.

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx TBC**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

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

## PORCH

6' 4" x 2' 7" (1.94m x 0.79m)

Enter via upvc double glazed front door into porch. Textured walls and ceiling, finished with tiled flooring. Original obscure wood framed glass door with side panels leading into hall.

## HALL

14' 3" x 6' 4" (4.35m x 1.95m)

Wall papered walls and ceiling with a central light pendant and finished with carpeted flooring. Carpeted stairs leading to first floor. Door leading into lounge, second reception room and kitchen. Under stairs storage cupboard housing electric mains. Obscure window with borrowed light from kitchen.

## LOUNGE

13' 10" x 11' 10" (4.22 into bay m x 3.61 into alcove m)

Wall papered walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast with feature fireplace. Upvc double glazed bay window to front.

## SECOND RECEPTION ROOM

14' 5" x 11' 3" (4.40 into bay m x 3.43 into alcove m)

Wall papered walls and ceiling with a central light pendant and finished with carpeted flooring. Central chimney breast with feature fireplace and surround. Upvc double glazed bay window to rear.

## KITCHEN

19' 6" x 8' 0" (5.95 max m x 2.44 max m)

Fitted with a range of base and eye level units with laminate worktops over. Inset stainless steel sink unit plus drainer. Space for free standing cooker and hob, fridge/freezer and washing machine. Tiled splash back with papered walls and ceiling, a central light pendant and finished with vinyl flooring. Upvc double glazed window to side and rear plus a Upvc double glazed door leading to rear garden. Built in double storage cupboard with fitted shelving.

# 47 Caerphilly Road, Birchgrove, Cardiff, CF14 4AD

## LANDING

Wall papered walls and ceiling with a central light pendant and finished with carpeted flooring. Loft hatch providing access to loft storage. Doors leading to all first floor rooms.

## BEDROOM ONE

9' 4" x 13' 10" (2.85 to wardrobes m x 4.24 into bay m)

Wall papered walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed bay window to front. Two built in fitted double wardrobes plus fitted dressing table.

## BEDROOM TWO

12' 11" x 10' 10" (3.96 m x 3.32 max m)

Wall papered walls and ceiling with a central light pendant and finished with carpeted flooring. Two built in double wardrobes (One of which houses combi boiler - installed in 2010) Upvc double glazed window to rear.

## BEDROOM THREE

8' 6" x 6' 11" (2.60 m x 2.12 m)

Wall papered walls and ceiling with a central light pendant and finished with carpeted flooring. Upvc double glazed window to front.

## BATHROOM

6' 3" x 6' 2" (1.93 m x 1.89 m)

Fitted with a traditional three piece suite comprising bath with electric shower over, wc and wash hand basin. Tiled walls with textured ceiling, a central light pendant and finished with vinyl flooring. Upvc double glazed obscure window to rear.

## OUTSIDE

Front - An enclosed gated front garden laid with patio slabs and slate chippings. Pathway leading to front door.

Rear - An enclosed low maintenance garden can be found to the rear laid with patio and an area of stone chippings. Rear garden gate leading to hard stand for one car to the rear.

## GARAGE

Detached garage ideal for storage with side door access and standard up and over garage door.

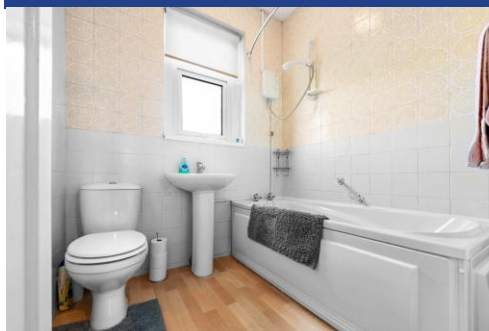


47 Caerphilly Road,  
Birchgrove, Cardiff, CF14 4AD





47 Caerphilly Road,  
Birchgrove, Cardiff, CF14 4AD



# 47 Caerphilly Road, Birchgrove, Cardiff, CF14 4AD

GROUND FLOOR

1ST FLOOR



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 C2024

**Birchgrove** 029 2052 9026

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



**mgy.co.uk**

**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 otherwise 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.