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Pantbach Avenue

BIRCHGROVE

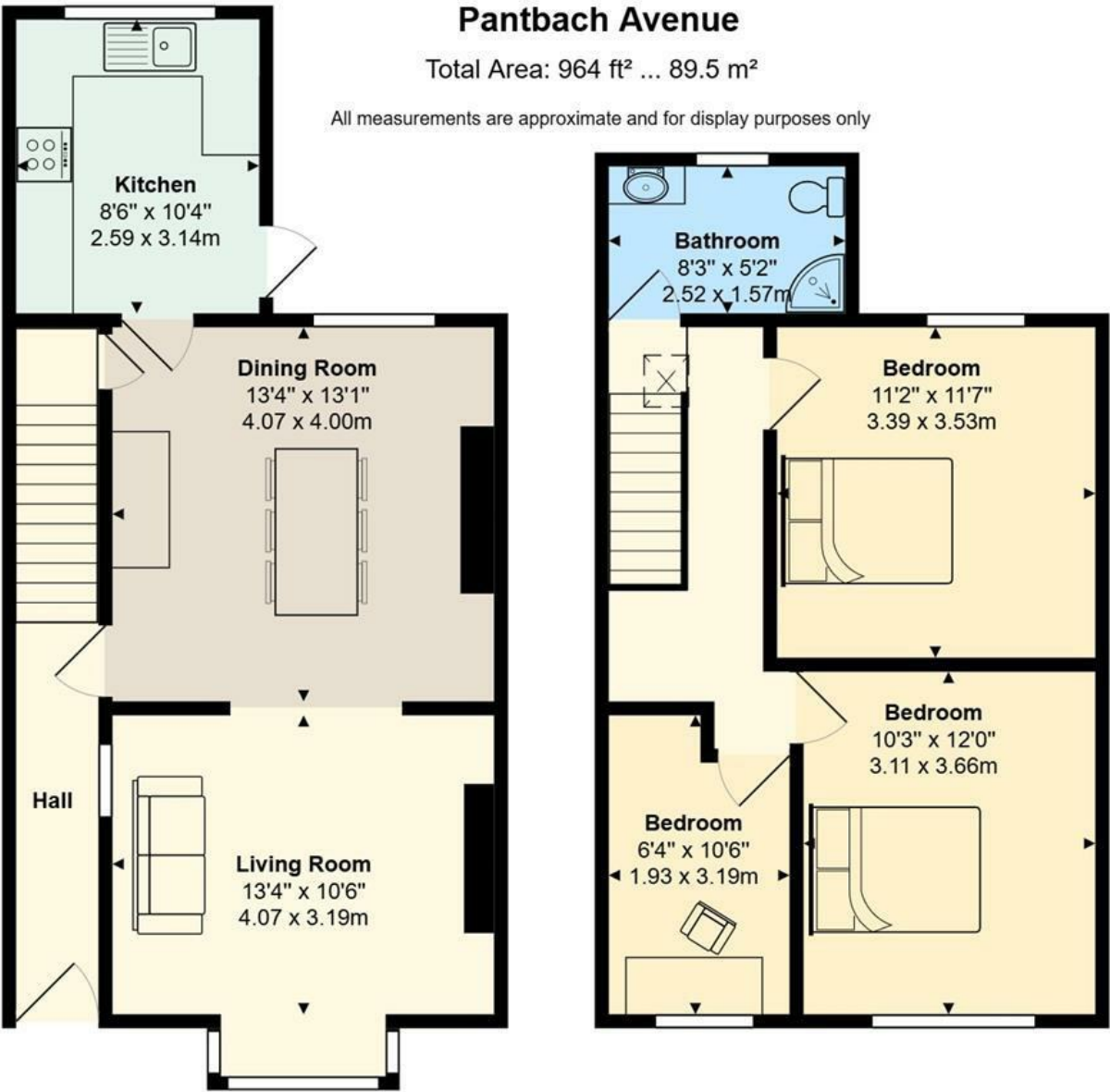


Comments by Mr Ollie Vincent



Property Specialist
Mr Ollie Vincent
Senior valuer

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This is an immaculately presented 3 Bed family home in a great location. The flooring has been refurbished to a beautiful standard. The kitchen is bright and modern, yet in keeping with the character of the home. With the log burner, oak mantle piece and the extra skylight for the landing, the property is bright and airy and presented to a high standard.. you really could move straight in. Call the office and book your viewing today!

Comments by the Homeowner





Pantbach Avenue

Birchgrove, Cardiff, CF14 1UR

Asking Price

£335,000



3 Bedroom(s)



1 Bathroom(s)



964.00 sq ft



Contact our
Llanishen Branch
02920 499680

Situated on the charming Pantbach Avenue in Cardiff, this delightful terraced house presents a perfect blend of character and modern living. Built in the 1930s, the property spans an impressive 964 square feet, making it an ideal home for families or professionals seeking comfort and convenience.

Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with loved ones. The refurbished parquet flooring downstairs adds a touch of elegance and warmth, enhancing the character of the home. A log burner in the living room further contributes to the cosy atmosphere, making it an ideal spot to relax during colder months. With the addition of the bay window to the front of the living room, and large windows at the rear of the dining room that look out to the garden, the property is beautifully light and feels incredibly spacious.

The three, generous bedrooms provide peaceful retreats, ensuring everyone has their own personal space to unwind. The well-appointed bathroom is designed for both functionality and relaxation, catering to the needs of modern living. The Kitchen is beautifully presented and has all the usual integrations, including a dishwasher.

The Kitchen over looks the South-Easterly facing garden which is a real suntrap and gets all day sun. It features both lawn and part patio. Perfect for families or young professionals alike. The additional rear access for garden clearance comes in very handy!

A skylight has been thoughtfully installed at the top of the stairs, flooding the landing and stairwell with natural light, creating a bright and airy feel throughout the home.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it a convenient choice for daily life. The surrounding area is known for its friendly community and vibrant atmosphere, providing a wonderful environment for families and individuals alike.

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Hall	School catchment areas are yet to be established. Applications are welcomed.	
Living Room 13'4" x 10'5" (4.07 x 3.19)	English medium secondary catchment area is Whitchurch High School (year 2024-25)	
Dining Room 13'4" x 13'1" (4.07 x 4.00)	Welsh medium primary catchment area is Ysgol Y Wern (year 2024-25) Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.	
Kitchen 8'5" x 10'3" (2.59 x 3.14)		
Bedroom 1 10'2" x 12'0" (3.11 x 3.66)	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)	
Bedroom 2 11'1" x 11'6" (3.39 x 3.53)	Tenure We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisor.	
Bedroom 3 / Home Office 6'3" x 10'5" (1.93 x 3.19)		
Bathroom 8'3" x 5'1" (2.52 x 1.57)		
Council Tax Band BAND E		
School Catchment English medium primary catchment area is Birchgrove Primary School Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary		





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

