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CARDIFF VALE CAERPHILLY BRISTOL

Groveland Road

BIRCHGROVE

Impressive and extended family home that benefits driveway parking and lane access to the rear of an exceptional family garden. This one is not to be missed.

Comments by Mr Elliott Hooper-Nash

Property Specialist

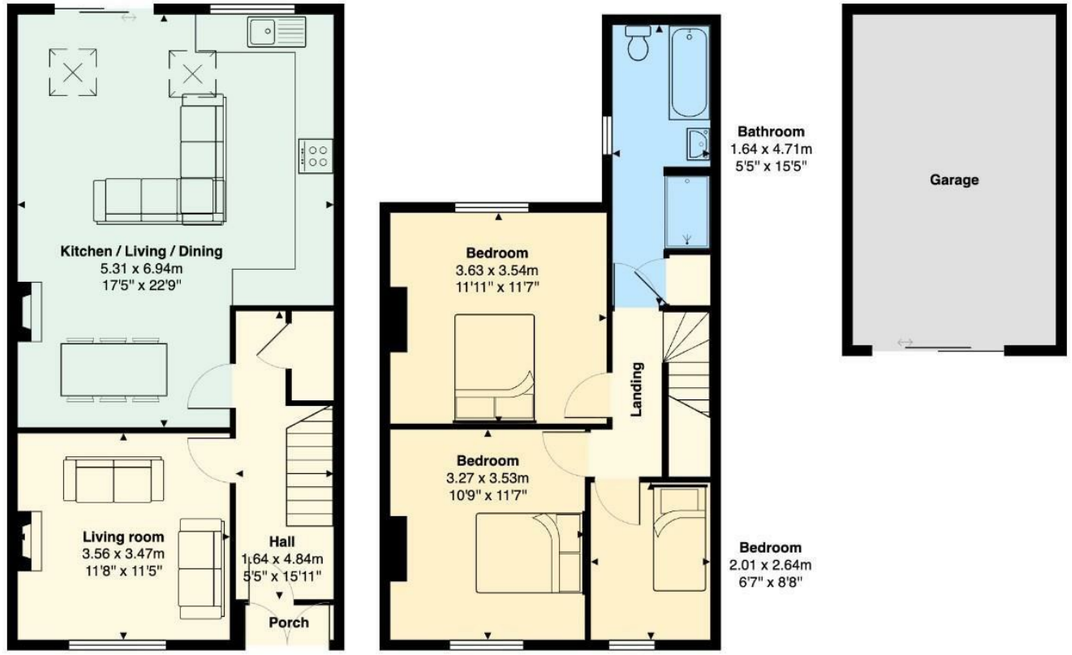
Mr Elliott Hooper-Nash

Director

Elliott@jeffreyross.co.uk

I have really enjoyed my time on Groveland Road, I will miss the community and some excellent neighbours, but am looking forward to moving closer to my family and grandson. I hope the next owners enjoy the property as much as I have.

Comments by the Homeowner



Groveland Road, Heath, CF14 4QX

Total Area: 118.3 m² ... 1273 ft²

All measurements are approximate and for display purposes only

Groveland Road

Birchgrove, Cardiff, CF14 4QX

Asking Price

£350,000

3 Bedroom(s) | 1 Bathroom(s) | 1273.00 sq ft

Contact our

Llanishen Branch

02920 499680

Nestled on the charming Groveland Road in Birchgrove, Cardiff, this delightful terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,273 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the extended kitchen, which seamlessly flows into the living and dining areas, creating a warm and welcoming atmosphere for gatherings with family and friends. The extended bathroom adds a touch of luxury, ensuring convenience for all residents.

Outside, the property features a generously sized south-east facing garden, perfect for enjoying sunny afternoons or hosting summer barbecues. The garden offers a tranquil retreat, ideal for gardening enthusiasts or simply unwinding after a long day.

For those with vehicles, the property includes driveway parking for one car, providing ease and accessibility. This home is not only well-situated in a friendly neighbourhood but also offers a wonderful opportunity to create lasting memories in a space that truly feels like home. With its combination of modern amenities and charming features, this terraced house on Groveland Road is a must-see for anyone looking to settle in the vibrant area of Birchgrove.

Entrance Porch 5'2" x 1'10" (1.58m x 0.58)

Entrance Hallway 5'4" x 15'10" (1.64m x 4.84m)

Living Room 11'8" x 11'4" (3.56m x 3.47m)

Kitchen / Living / Dining Room 22'9" x 17'5" widest points (6.94m x 5.31m widest points)

To the First Floor

Bedroom One 11'10" x 11'7" (3.63m x 3.54m)

Bedroom Two 10'8" x 11'6" (3.27m x 3.53m)

Bedroom Three 6'7" x 8'7" (2.01m x 2.64m)

Bathroom 15'5" x 5'4" (4.71m x 1.64m)

Garden

Large South East facing garden to the rear that benefits lane access.

Garage 18'2" x 11'1" (5.56m x 3.39m)

Tenure

We are informed by our client that the property is Freehold. This is to be confirmed by your legal advisor.

Council Tax

Band D

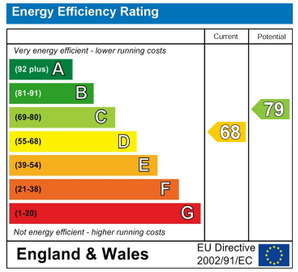
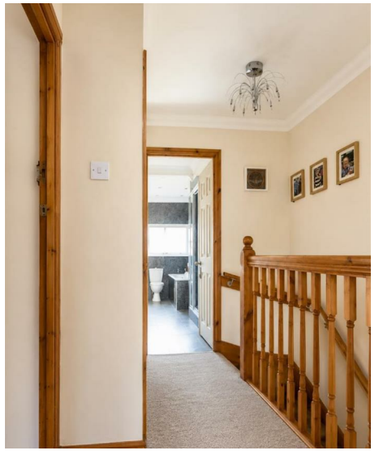
Driveway

Block paved driveway with Parking to the front along with on road parking.

Additional Information

0.06 of an acre plot
Lane access to the rear
Loft potential
Extended kitchen, living space and upstiars bathroom.

SARCASM


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
79
England & Wales
EU Directive 2002/91/EC