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CARDIFF VALE CAERPHILLY BRISTOL

Comments by Mrs Ruby Ledley

Property Specialist

Mrs Ruby Ledley

Valuer

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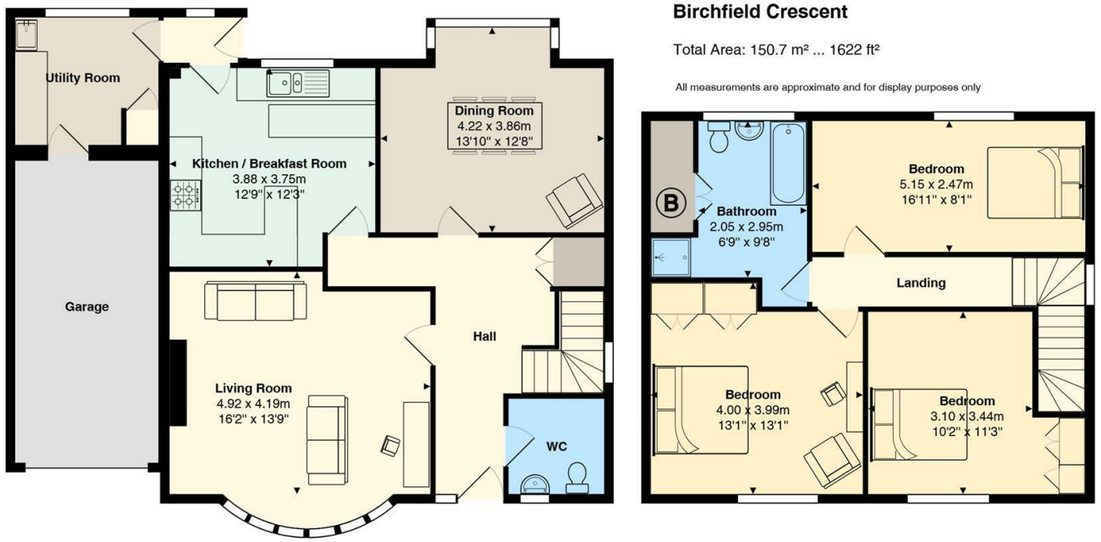
Comments by the Homeowner



Birchfield Crescent

Total Area: 150.7 m² ... 1622 ft²

All measurements are approximate and for display purposes only

Birchfield Crescent

, Cardiff, CF5 1AE

Offers In Excess Of

£475,000

3 Bedroom(s) | 1 Bathroom(s) | 1622.00 sq ft

Contact our

Pontcanna Branch

02920 499680

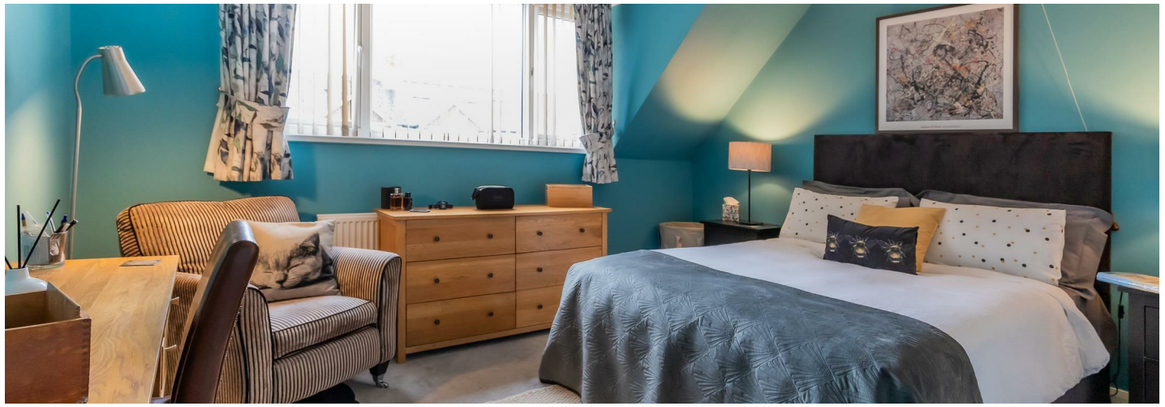
Situated on the sought-after Birchfield Crescent in Victoria Park, Cardiff, this well-presented link-detached home offers an excellent balance of space, comfort, and convenience. The property features three generously sized double bedrooms, making it ideally suited to family living or those in need of additional space.

On the ground floor, two well-proportioned reception rooms provide versatile living and entertaining areas, creating a welcoming and functional layout throughout.

The location is a particular highlight, with the property positioned just moments from the ever-popular Victoria Park — perfect for walks, outdoor leisure, and family time. A range of local amenities, including shops, cafés, and well-regarded schools, are also within easy reach, adding to the property's overall appeal.

Further benefits include a garage, offering secure parking and valuable additional storage.

Combining a desirable location with practical living space, this property represents an excellent opportunity to acquire a home in one of Cardiff's most established and vibrant residential areas.



Hallway

Living Room 16'2 x 13'9 (4.93m x 4.19m)

Kitchen 12'9 x 12'3 (3.89m x 3.73m)

Utility Room

Dining Room 13'10 x 12'8 (4.22m x 3.86m)

WC

Garage

Landing

Bedroom 1 13'1 x 13'1 (3.99m x 3.99m)

Bedroom 2 10'2 x 11'3 (3.10m x 3.43m)

Bedroom 3 16'11 x 8'1 (5.16m x 2.46m)

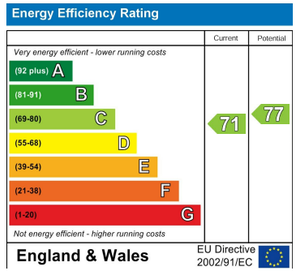
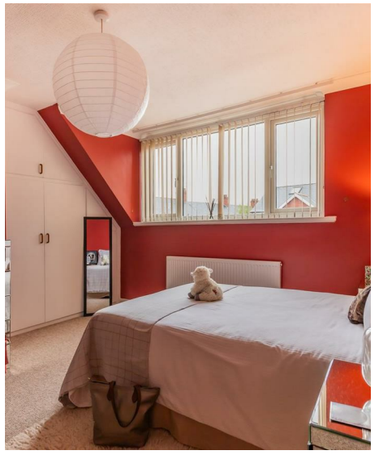
Bathroom 6'9 x 9'8 (2.06m x 2.95m)

EPC
Rating

Council Tax
BAND

Tenure
Freehold. This is to be confirmed by your legal representative.

School Catchment


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
71
77
England & Wales
EU Directive 2002/91/EC