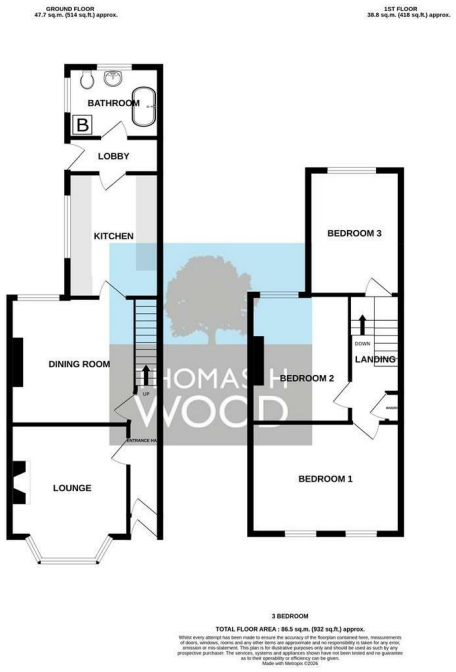
Pantbach Road,
Birchgrove, Cardiff,
CF14 1UA

THOMAS H WOOD

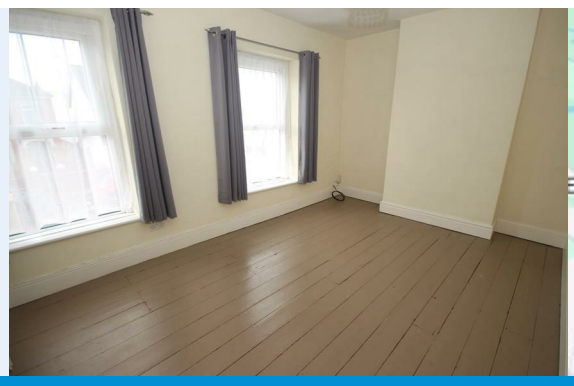
Asking Price
£315,000

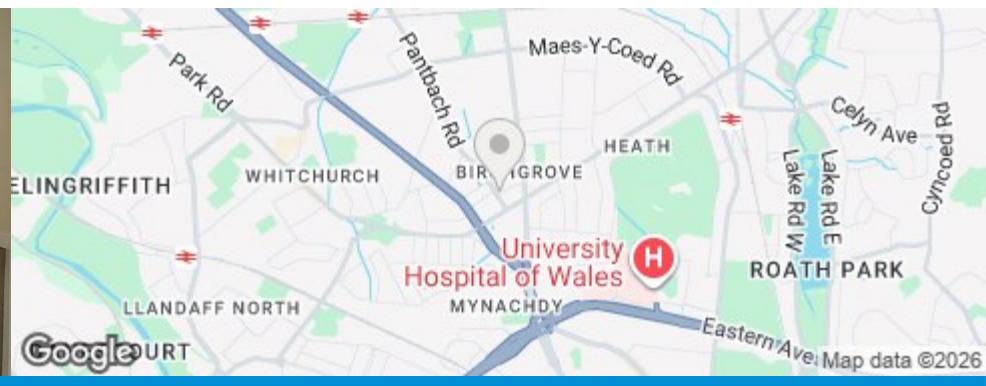
thomashwood.com

To book a viewing call 02920 626252



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





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CONTACT

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WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA

Located on the ever-popular Pantbach Road in Birchgrove, this well proportioned three bedroom mid-terrace home presents an excellent opportunity for first time buyers looking to step onto the property ladder in a well-connected North Cardiff location.
The property offers a traditional layout with two reception rooms, a separate kitchen, ground floor bathroom and three genuine bedrooms. Period features including wooden flooring, picture rails and a feature fireplace give the home warmth and personality. One of the standout features is the good size rear garden together with the rare benefit of off-road parking to the rear — a significant advantage for buyers in this price bracket.
There is also clear scope to add value over time. Many neighbouring properties have relocated the bathroom into bedroom three, allowing for the creation of a larger open-plan kitchen/diner to the ground floor — a highly desirable layout for modern living (subject to the necessary permissions).
Birchgrove offers excellent everyday convenience, with local shops, parks and transport links all within easy reach, including Birchgrove train station for direct access into Cardiff city centre. To be sold with no onward chain.

ENTRANCE HALLWAY
Via front entrance door to hallway with staircase to first floor and access to principal reception rooms.

LOUNGE
11'0" x12'4"
Overlooking the front aspect with traditional wooden floors, painted walls, picture rail and smooth ceiling with coving. Feature open fireplace with mantel and surround. UPVC bay window. Radiator panel.

DINING ROOM
11'7" x 11'5"
A comfortable second reception room overlooking the rear, ideal as a dining space or additional sitting area, with carpeted floor, painted walls and smooth ceiling with coving. UPVC window. Radiator with TRV.

Features

- Ideal first time buyer home
- Three bedrooms
- Bay-fronted lounge with character features
- Good size rear garden
- Off-road parking to the rear
- Opportunity to add value
- Close to the excellent public transport links, highly regarded schools and the excellent local amenities

KITCHEN
8'7" x 10'9"
Fitted with base units incorporating stainless steel sink, gas hob with extractor over and electric oven beneath. Space for fridge freezer. UPVC window to the side.

LOBBY
7'8" x 2'8"
Space and plumbing for washing machine and tumble dryer, providing access to the rear garden.

BATHROOM
7'6" x 8'0"
Fitted with freestanding bath with glazed shower screen and chrome fittings, pedestal wash hand basin and low level WC. UPVC windows to the side and rear. Radiator panel. Wall mounted Baxi combination boiler.

FIRST FLOOR

BEDROOM ONE
14'6" x 9'11"
A generous principal bedroom overlooking the front aspect with traditional wooden flooring, painted walls and smooth ceiling. UPVC window. Radiator with TRV.

BEDROOM TWO
9'1" x 11'6"
Overlooking the rear aspect with traditional flooring, painted walls and smooth ceiling. UPVC window. Radiator with TRV.

BEDROOM THREE
8'8" x 10'6"
Overlooking the rear with traditional flooring, papered walls and smooth ceiling. UPVC window. Radiator with TRV. Currently utilised as a bedroom but offers potential to reconfigure as a bathroom if desired.

OUTSIDE

FRONT
On road parking to the front. Pathway to entrance.

REAR
A good size rear garden with patio and lawn areas, offering space for entertaining or future landscaping. Gated rear access leading to off-road parking.

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
BAND E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 932.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

3 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: D