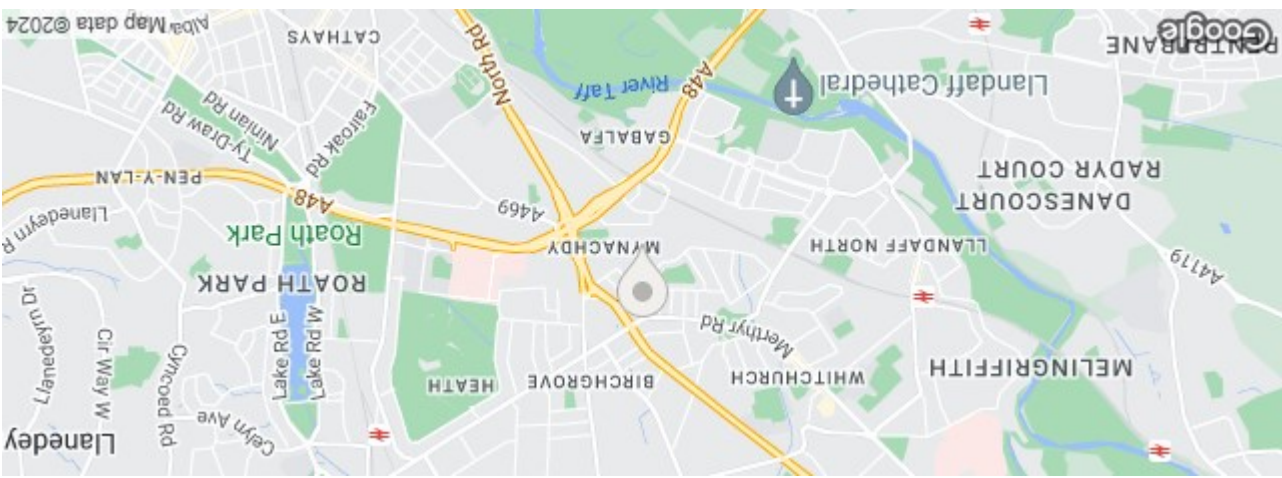
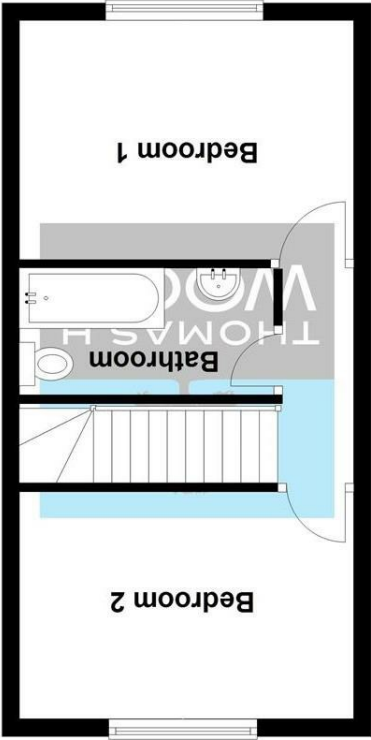




Total area: approx. 681.7 sq. feet



Ground Floor
Approx. 345.4 sq. feet



First Floor
Approx. 336.3 sq. feet

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		
Very energy efficient - lower running costs		
Current		Potential
64		87

Energy Efficiency Rating

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CONTACT





85 Birchwood Gardens,
Whitchurch, Cardiff
CF14 1HZ

£265,000
House - Terraced
2 Bedrooms

Tenure - Freehold

Floor Area - 681.70 sq ft

Current EPC Rating - D64

Potential EPC Rating - B87



Thomas H Wood are pleased to offer for sale this beautifully presented two double bedroom mid link property located within Birchwood Gardens in Whitchurch. The property is offered for sale in immaculate order throughout and with no onward chain. The property briefly comprises; entrance hall, lounge, fitted kitchen, two double bedrooms and a bathroom. Furthermore, benefits include a modern combination boiler, UPVC double glazing together with front and rear gardens with the bonus of a driveway. Viewings are highly recommended.

HALLWAY

Via UPVC front door to hallway, with laminate floor, radiator panel with TRV and space for coats and shoes.

LOUNGE

3.87m x 4.41m (12'8" x 14'5")

A beautifully presented reception room with laminate flooring, painted walls and textured ceiling. Feature electric fire with surround and hearth. UPVC window with fitted blind to front aspect and radiator panel with TRV. Door to;

KITCHEN

3.86m x 2.63m (12'7" x 8'7")

A generous kitchen diner with a range of wall and base units and contrasting work surfaces. over space and plumbing for washing machine cooker stainless steel sink space for table and chairs wall mounted ideal Atlantic combination boiler UPVC window and door to rear garden with fitted blinds

LANDING

Carpeted stairs to first floor. Doors to all rooms. Loft hatch access.

BEDROOM ONE

3.30m x 2.77m (10'9" x 9'1")

A bright and spacious double bedroom overlooking the front aspect to the property with carpeted floors painted walls textured ceiling fitted wardrobes along one side radiator panel with TRV UPVC window with fitted blind.

BEDROOM TWO

3.88m x 2.63m (12'8" x 8'7")

Further double bedroom overlooking the rear aspect to the property with carpeted floors painted walls textured ceiling ample space for double bed and wardrobes UPVC window with fitted blind radiator panel with TRV.

BATHROOM

2.82m x 1.48m (9'3" x 4'10")

Modern three piece bathroom with panelled bath with chrome electric shower, glazed shower screen, pedestal wash hand basin with chrome mixer tap and low level WC. Laminate flooring, aqua panelling walls, radiator panel and useful storage cupboard.

OUTSIDE

FRONT

Imprinted concrete driveway, providing excellent off road parking.

REAR

A low maintenance garden with paved patio areas, timber perimeter, fencing, flowers and borders

TENURE

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

COUNCIL TAX

Band D

