



66 Pantbach Road,
Birchgrove, Cardiff
CF14 1UB

£315,000
House - Terraced
3 Bedrooms

Tenure - Freehold

Floor Area - 1449.00 sq ft

Current EPC Rating - D64

Potential EPC Rating - B83



An exciting opportunity to purchase this three-bedroom mid-terrace family home, ideally located on the ever-popular Pantbach Road in Rhiwbina. This well-presented property offers bright and versatile living spaces, attractive wood floors, a generous rear conservatory, and a delightful garden, along with a detached garage. Blending modern convenience with homely charm, the property presents excellent potential for further improvement, making it an ideal choice for families, first-time buyers, or anyone looking to put their own stamp on a home. Conveniently close to the excellent public transport links, highly regarded schools and the excellent local amenities. Viewings are highly recommended.

ENTRANCE HALL

Entered via a glazed hardwood door to tiled flooring, with stairs rising to the first floor.

LOUNGE

3.35m x 3.69m (10'11" x 12'1")

A front aspect reception room with large UPVC bay window, wood flooring, painted walls, and a papered ceiling with coving.

DINING ROOM

3.56m x 3.58m (11'8" x 11'8")

A through room open to the lounge, with tiled flooring, painted walls, and a papered ceiling with coving. Door to kitchen/diner.

KITCHEN/DINER

2.63m x 5.96m (8'7" x 19'6")

Fitted with a range of base units and solid work surfaces, featuring a double Belfast sink with split-face tiled splashback, UPVC window to side, tiled flooring, and sliding doors leading to the conservatory.

CONSERVATORY

2.93m x 2.09m (9'7" x 6'10")

A bright rear-facing conservatory with views over the garden, tiled flooring, and sliding doors to the outside. Includes radiator panel for year-round use.

LANDING

Accessed via wooden staircase to a split-level landing with doors to all rooms and loft access.

BEDROOM ONE

4.14m x 3.04m (13'6" x 9'11")

Front aspect double bedroom with double UPVC window, wooden flooring, and fitted wardrobes.

BEDROOM TWO

2.80m x 3.46m (6'6" x 11'4")

Rear aspect double bedroom with garden views, wood flooring, and neutral décor.

BEDROOM THREE

2.47m x 3.88m (8'1" x 12'8")

Rear aspect single bedroom with wood flooring, ideal for use as a child's room or study.

BATHROOM

2.34m x 1.71m (7'8" x 5'7")

Fitted with a white suite comprising panelled bath with shower over, vanity wash basin, WC, and obscured UPVC window to side.

OUTSIDE

FRONT

Paved frontage with low-maintenance landscaping and pathway to entrance.

REAR

A driveway provides off-road parking leading to a detached garage. The rear garden is mainly laid to lawn with a patio seating area and mature planted borders.

TENURE

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

COUNCIL TAX

Band D

