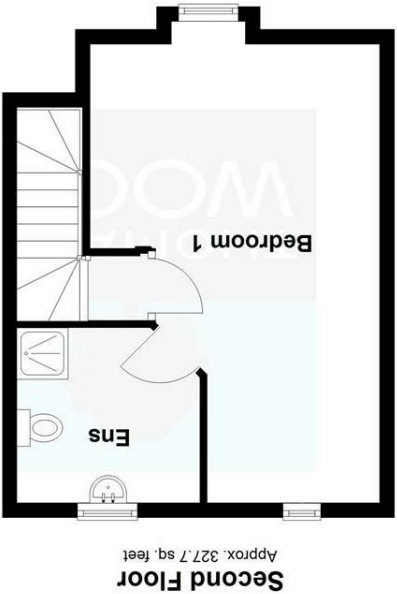
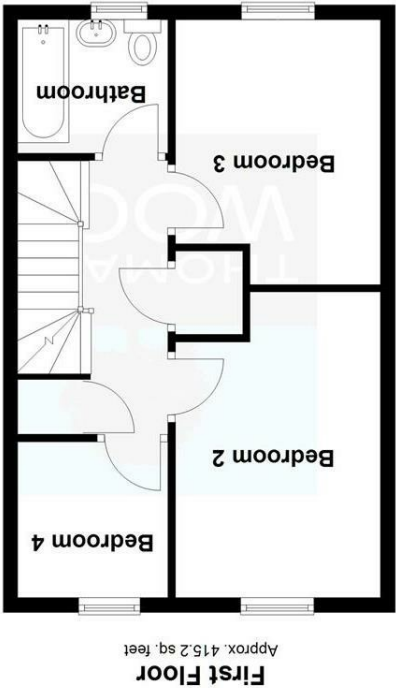
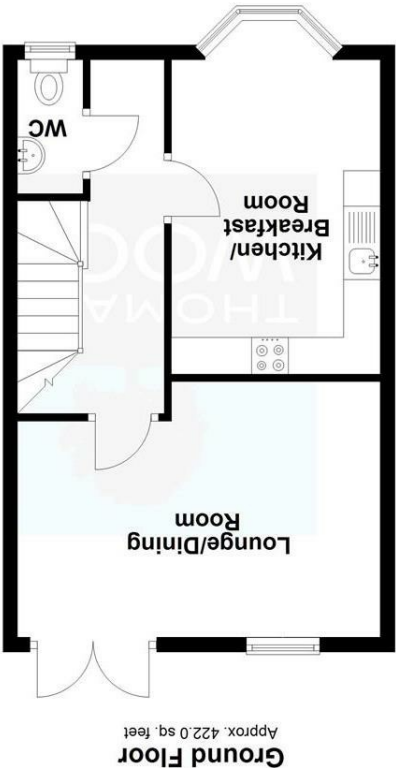


Total area: approx. 1164.8 sq. feet



Energy Efficiency Rating	
Potential	Current
87	75
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	
EU Directive 2002/91/EC	
England & Wales	

THOMAS H
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72 Threipland Drive,
Birchgrove, Cardiff
CF14 4PW

Asking Price £365,000
House - End Terrace
4 Bedrooms

Tenure - Freehold

Floor Area - 1164.80 sq ft

Current EPC Rating - C75

Potential EPC Rating - B87



Beautifully Presented & Spacious Family Home in Sought-After Heath Location

Tucked away at the end of a peaceful cul-de-sac in the ever-desirable area of Heath, this light-filled and well presented townhouse offers stylish living in a superb location. Ideally situated within easy reach of excellent transport links, local parks, vibrant cafés, and convenient shopping, this impressive home combines modern comfort with everyday convenience.

The accommodation is thoughtfully arranged over three floors. The ground floor features a welcoming entrance hall, a convenient WC, a well-appointed kitchen/breakfast room, and a generously sized lounge/dining area with space for both relaxing and entertaining.

On the first floor, you'll find two spacious double bedrooms, a comfortable single bedroom, and a contemporary family bathroom. The second floor is dedicated entirely to the luxurious master suite, boasting a large double bedroom with ample space and a private en-suite shower room.

Externally, the property benefits from both front and rear gardens, ideal for outdoor enjoyment, along with the rare advantage of off-road parking for up to three vehicles.

Located in a prime position, Heath offers excellent access to the A48 and M4, superb public transport options, and is within proximity to the Heath Hospital. The area is also served by highly regarded English and Welsh schools, making it a perfect choice for families.

ENTRANCE

Door to front. Radiator. Stairs to first floor. Door through to the lounge/dining room, door through to the kitchen/breakfast room and door to the

W.C.

0.93m x 1.72m (3'0" x 5'7")

Accessed from the entrance hallway, this convenient ground floor cloakroom features an obscure double-glazed window to the front, a two-piece suite comprising a pedestal wash hand basin and close-coupled WC, a radiator, half-height tiled walls, and housing for the electric consumer unit.

KITCHEN/BREAKFAST ROOM

2.86m x 4.94m (9'4" x 16'2")

A bright and functional space with a uPVC double-glazed bay window to the front and a radiator. The kitchen is fitted with a matching range of base and wall-mounted units, complemented by a stainless steel sink with swan neck mixer tap. Integrated appliances include a built-in electric oven and a four-ring gas hob with extractor hood over. There is space and plumbing for both a washing machine and a dishwasher, along with space for a freestanding fridge freezer.

LOUNGE/DINING ROOM

4.93m x 3.50m (16'2" x 11'5")

A spacious and inviting open-plan lounge/dining area featuring wood-effect flooring, painted walls, and a smooth ceiling with coving. Natural light floods the space through a large uPVC double-glazed window and French doors, both opening onto the rear garden. Two radiators provide warmth, making this an ideal space for relaxing or entertaining.

FIRST FLOOR LANDING

Fitted with carpet and offering access to all first-floor rooms. Includes stairs to the second floor, an airing cupboard, and an additional storage cupboard.

BEDROOM TWO

2.87m x 3.44m (9'4" x 11'3")

Situated at the rear of the property, this generously sized double bedroom features fitted carpet, painted walls, a smooth ceiling with coving, a radiator, and built-in wardrobes spanning one wall.

BEDROOM THREE

2.77m x 3.16m (9'1" x 10'4")

Located at the front of the house, this bright double bedroom is similarly appointed with carpet flooring, painted walls, a smooth coved ceiling, radiator, and a wall of built-in wardrobes.

BEDROOM FOUR

1.98m x 2.33m (6'5" x 7'7")

A well-proportioned single bedroom with a uPVC double-glazed window overlooking the rear garden. Finished with fitted carpet, painted walls, and a smooth coved ceiling.

FAMILY BATHROOM

1.98m x 1.73m (6'5" x 5'8")

Modern and practical, the bathroom includes a three-piece suite comprising a panelled bath with mixer tap, wall-mounted shower and glass screen, pedestal wash hand basin, and close-coupled WC. Features include splashback tiling, a chrome heated towel rail, fitted carpet, and an obscure double-glazed window to the front aspect.

SECOND FLOOR LANDING

Accessed via staircase from the first floor, fitted with carpet and a radiator. Door leading to the principal bedroom.

BEDROOM ONE

6.24m x 3.07m (20'5" x 10'0")

Occupying the entire top floor, this stunning master suite boasts a uPVC double-glazed window to the front and a Velux roof window to the rear, filling the space with natural light. Finished with fitted carpet and two radiators. Features extensive built-in Sigma 3 wardrobes with a discreet hidden door leading to additional storage.

EN-SUITE

2.66m x 2.52m (8'8" x 8'3")

Stylishly fitted with a modern three-piece suite comprising a corner shower cubicle with sliding glass doors and tiled enclosure, pedestal wash hand basin, and close-coupled WC. Also benefits from a chrome heated towel rail and an obscure double-glazed window to the rear.

OUTSIDE

FRONT

Generous off-road driveway parking for up to three vehicles.

REAR

Beautifully landscaped and designed for low maintenance, the rear garden features a combination of paved patio and artificial grass areas, ideal for outdoor entertaining. A pergola provides a charming focal point, and a gate offers secure rear access.

TENURE

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

COUNCIL TAX

Band

