

**Caerphilly Road, Birchgrove, Cardiff, CF14 4NF**  
**£360,000**



- Close To Local Amenities
- Single Garage
- Town House
- Well Presented Throughout
- Three Bedrooms
- Great A470/M4 Access
- EPC Rating C

## Description...

Introducing this stunning Semi Detached Town House nestled in the sought-after area of Birchgrove, Cardiff. Perfect for first time buyers or investors seeking a spacious property in immaculate condition.

This lovely townhouse offers 3 bedrooms, 2 bathrooms, with a downstairs W/C and a garage to the rear - providing ample space for families or those looking for extra storage. The property is situated close to local amenities and excellent transport links, making it convenient for daily errands and commutes.

The location is ideal for those looking to be close to the action, with the town centre just a short drive away. Whitchurch High School is also within close proximity, making it a great choice for families with school-aged children.

Don't miss the opportunity to view this fantastic property in great condition - book your viewing today!

## Accommodation...





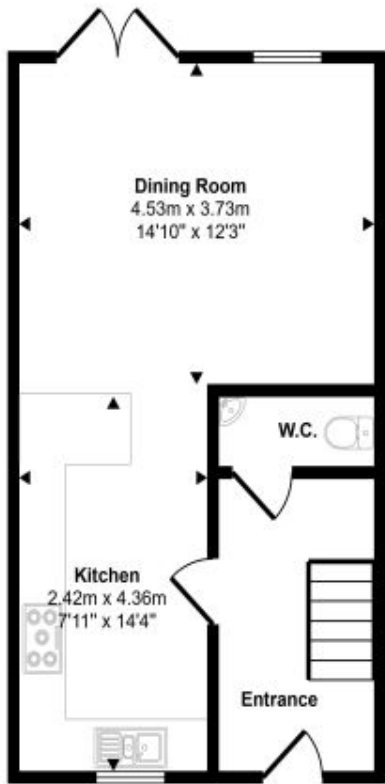




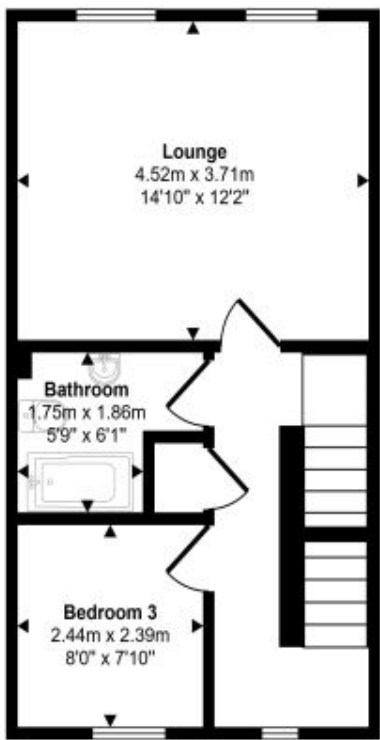


# Floorplan

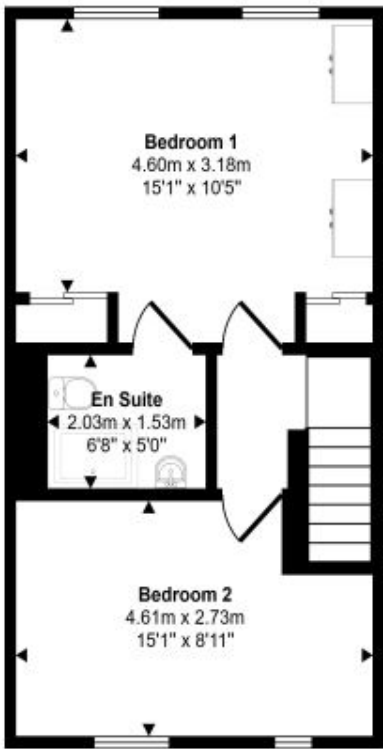
Approx Gross Internal Area  
114 sq m / 1223 sq ft



Ground Floor  
Approx 38 sq m / 407 sq ft



First Floor  
Approx 37 sq m / 403 sq ft



Second Floor  
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

