

UNDER OFFER

Groveland Road

Birchgrove, Cardiff, CF14 4QX

BIRCHGROVE, CARDIFF

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ASKING PRICE

£350,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

1,273 SQ FT

1273 SQFT

EXTENDED KITCHEN

GREAT LINKS TO A48

LARGE SOUTH FACING GARDEN

SOUGHT AFTER LOCATION

CLOSE TO AMENITIES



THE PROPERTY

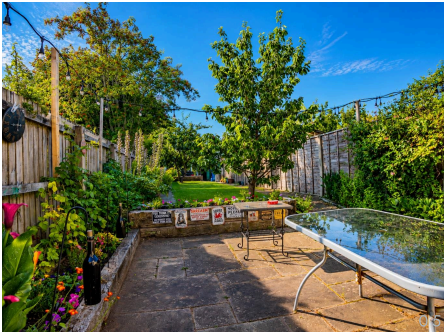
Nestled on the charming Groveland Road in Birchgrove, Cardiff, this delightful terraced house offers a perfect blend of comfort and modern living. Spanning an impressive 1,273 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the extended kitchen, which seamlessly flows into the living and dining areas, creating a warm and welcoming atmosphere for gatherings with family and friends. The extended bathroom adds a touch of luxury, ensuring convenience for all residents.

Outside, the property features a generously sized south-east facing garden, perfect for enjoying sunny afternoons or hosting summer barbecues. The garden offers a tranquil retreat, ideal for gardening enthusiasts or simply unwinding after a long day.

For those with vehicles, the property includes driveway parking for one car, providing ease and accessibility. This home is not only well-situated in a friendly neighbourhood but also offers a wonderful opportunity to create lasting memories in a space that truly feels like home. With its combination of modern amenities and charming features, this terraced house on Groveland Road is a must-see for anyone looking to settle in the vibrant area of Birchgrove.

INSIDE



ACCOMMODATION

ENTRANCE PORCH 1.58m x 0.58

ENTRANCE HALLWAY 1.64m x 4.84m

LIVING ROOM 3.56m x 3.47m

KITCHEN / LIVING / DINING ROOM 6.94m x 5.31m widest points

BEDROOM ONE 3.63m x 3.54m

BEDROOM TWO 3.27m x 3.53m

BEDROOM THREE 2.01m x 2.64m

BATHROOM 4.71m x 1.64m

GARDEN

GARAGE 5.56m x 3.39m

DRIVEWAY

ADDITIONAL INFORMATION

PROPERTY TYPE HOUSE - TERRACED

INTERNAL AREA 1,273 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND D · ABOUT £2,013 A YEAR
Cardiff Council, 2026/27 estimate

EPC RATING 68 · POTENTIAL 79

FLOORPLAN



Groveland Road, Heath, CF14 4QX

Total Area: 118.3 m² ... 1273 ft²

All measurements are approximate and for display purposes only





Elliott Hooper-Nash

DIRECTOR

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk