

**SOLD STC** | Guide Price £265,000 | Groveland Road, Birchgrove, Cardiff CF14 4QX

PERIOD BAY-FRONTED MID-TERRACE DWELLING ON A QUIET SIDE STREET OFF PANTBACH ROAD. NO CHAIN.



**CHAMBERS**

EST. 1992



029 2052 2106

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## Description

Chambers Estate Agents are delighted to receive instructions to bring to the market this traditional red-brick bay-fronted mid-terrace dwelling located on Groveland Road, Birchgrove.

The accommodation, which is now in need of upgrading, briefly comprises entrance hall, living room, dining room, shower room, fitted kitchen, three bedrooms and a family bathroom. The property further benefits from Upvc double glazing, gas central heating and gardens to the front and rear elevation. There is huge scope to extend and improve, subject to the relevant planning permissions being obtained.

Groveland Road is a quiet residential location between Pantbach Road and Caerphilly Road, and is a short walk to local amenities, parks and public transport links.

This property would make an excellent first time purchase and would give any prospective buyer the opportunity to modernise to their individual taste.

Offered to the market with no chain and vacant possession.

### Additional Information:

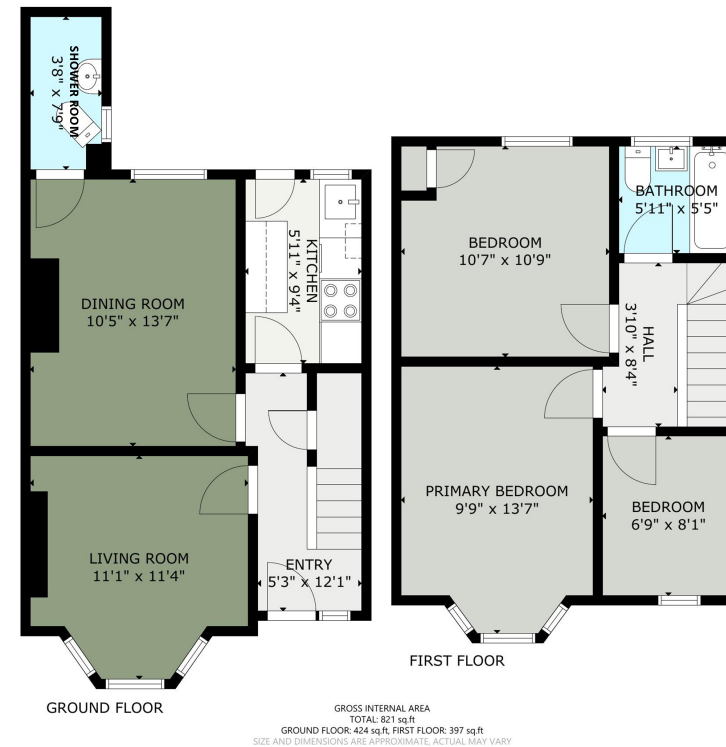
Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1827.00 per annum.

Land Transaction Tax: £2,699.00 based on the asking price.

Square Footage: 821.00 Sq Ft. Please verify by your own means.

School Catchment Information: English medium primary catchment area: Birchgrove Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Y Wern. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



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