

# Pantbach Road

CARDIFF, CF14 1UA

GUIDE PRICE £283,950

**Hern &  
Crabtree**



# Pantbach Road

Set along the desirable Pantbach Road in the heart of Birchgrove, this handsome period mid-terrace home blends traditional character with well-considered modern updates. The interior unfolds across light-filled living spaces, where a bay-fronted sitting room and adjoining dining area create a warm and sociable setting for family life or entertaining. Thoughtfully designed details such as the stone fireplace, dado rails, and coved ceilings lend the home a sense of timeless charm.

The kitchen sits at the rear, overlooking the garden and providing an efficient workspace with integrated appliances and a utility recess. Upstairs, two well-proportioned double bedrooms and a contemporary shower room complete the accommodation. The property also benefits from double glazing, gas central heating, and excellent storage throughout.

Outside, a beautifully maintained garden offers both lawn and patio areas, while the rare addition of a double garage with lane access provides valuable parking and workshop potential. To the front, a traditional forecourt garden enhances the home's kerb appeal.

Birchgrove is a sought-after residential area of North Cardiff, admired for its community spirit, green spaces, and excellent local amenities. Pantbach Road lies within easy reach of Birchgrove's shops, cafés, and independent businesses, as well as convenient transport links into Cardiff city centre. Highly regarded local schools, including Birchgrove Primary and Whitchurch High, are nearby, along with parks and recreational spaces such as Heath Park and Caedelyn Park. Commuters benefit from quick access to the A470 and M4 corridor, as well as nearby train stations at Birchgrove and Ty Glas.



# 1175.00 sq ft

## Entrance & Hallway

Double glazed French doors open into a small inner porch with a double glazed window above. A further PVC door with inset glazing and a window over leads into a welcoming hallway, featuring carpeted flooring, a radiator, and an elegant arch detail. Stairs rise to the first floor, with space for seating beneath.

## Living & Dining Room

A door from the hallway opens into a spacious open-plan living and dining room, divided by a large square archway. The living area features a double glazed bay window to the front, wood laminate flooring, a gas fireplace with stone surround and wooden mantelpiece, built-in alcove storage, dado rail, coved ceiling, and radiator. The dining area includes a matching laminate floor, coved ceiling, dado rail, radiator, and a double glazed window overlooking the rear garden. An understairs storage cupboard and a glazed door provide access to the kitchen.

## Kitchen

The kitchen offers a range of wall and base units with worktops over, incorporating a four-ring gas hob with cooker hood, integrated oven, and a one-and-a-half bowl sink with mixer tap. There is an integrated base fridge, slate-effect tiled flooring, a radiator, and a double glazed window to the side. A double glazed door opens to the rear garden. A recessed utility area provides space and plumbing for a washing machine and additional appliances, along with housing for a Worcester gas combination boiler and a double glazed window overlooking the garden.

## First Floor Landing

Stairs lead to a first floor landing with balustrade, access hatch to the loft, and a slim linen cupboard for storage.

## Bedroom One

A generous double bedroom with two double glazed windows to the front, fitted mirrored wardrobes, and radiator.

## Bedroom Two

A further double bedroom with a double glazed window overlooking the rear garden and radiator.

## Shower Room

Comprising a double glazed obscure window to the rear, WC, wash hand basin, and a corner shower enclosure with plumbed shower and glass screen. The room features part-tiled walls, vinyl flooring, a radiator, and a recessed shelving area ideal for linen storage.

## Outside

The rear garden is of a good size with a paved patio area, a neat lawn, and access to a detached double garage with power, lighting, and rear lane access, along with a single pedestrian door. To the front is a forecourt garden enclosed by a low-rise brick wall and gated entrance.

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|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |



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