



## 2, The Grove Groveland Road, Birchgrove, Cardiff, CF14 4RA

£190,000

- Lovely modern 2-bedroom first-floor Apartment nr. UHW.
- Gas central heating and double-glazed.
- 999 year lease from 2009. Ground Rent - £150 p.a \*
- Open-plan bay-fronted Living Room and fitted Kitchen.
- Allocated car parking space. Service Charge £60 p.m.

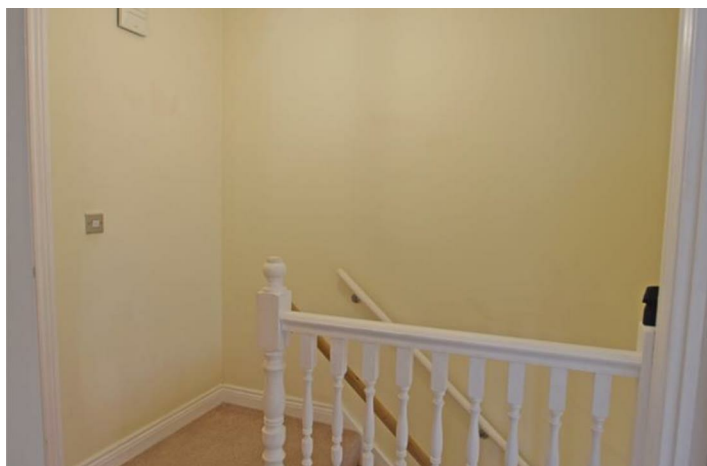
# The Grove Groveland Road, Cardiff CF14 4RA

A well-presented two-bedroom first-floor Apartment offering bright and spacious open-plan living accommodation, ideally suited to first-time buyers, professionals, or investors, and situated close to the University Hospital at Heath. The property features a modern open-plan fitted kitchen with integrated appliances, a generous lounge with bay window frontage, two good-sized bedrooms with built-in storage, and a well-appointed shower room. Further benefits include gas central heating, double glazing, allocated parking, and access to a communal garden area. Conveniently located with good access to local amenities and transport links. Flood Risk very low. EPC Rating C. Council tax band D. The property is Leasehold - 999 years from 1/1/2009. The Ground rent is currently £150 p.a. (This doubles every 25 years.) The current Service Charge (2026) is £60 per month.

There are excellent local amenities that include shops, stores and supermarkets on nearby Caerphilly Road, junior and senior schools, bus services, parks and recreational facilities, popular pubs, clubs, restaurants and cafe bars all close by. It is only a short distance from the Gabalfa fly-over with access on to the main trunk roads into and out of the city. The city centre is within easy commuting distance.



Council Tax Band: D



## Entrance Hall

Access is via a uPVC framed double-glazed door leading into a small entrance hall, with stairs rising to the first-floor landing. The landing is L-shaped with a balustraded return. Fitted smoke alarm. Loft access. Two power points. Central heating radiator with thermostat. A built-in cupboard houses the wall-mounted Ariston combi boiler and electrical consumer unit. Central heating thermostat control.

## Lounge/Kitchen

19'9" x 12'4" approx.

A bright, open-plan living space with a front-facing bay having double-glazed uPVC picture and casement windows. Fitted Venetian blinds and curtain pole. The lounge area has two central heating radiators with thermostats. Spotlight ceiling fittings. Smoke alarm. Eight power points. Coaxial aerial point. Telephone point.

The kitchen area is fitted with a range of beech-style units with black worktops, including floor cupboards, drawers, and tall pantry units. Fitted wall cupboards. Integrated fridge and freezer, built-in oven, four-ring stainless steel gas hob, and stainless-steel chimney-style extractor hood. There is also a stainless-steel sink top with rinser bowl and chrome mixer tap. Blomberg integrated washing machine. White ceramic tile splashbacks to the worktops. Power points and appliance connections.

## Front Bedroom No. 1

10'5" x 13'3" approx. (incl. wardrobe depth)  
Double-glazed uPVC picture and casement window to the front with fitted roller blind and curtain pole. Central heating radiator with thermostat. Coaxial aerial point. Six power points. Built-in wardrobes provide hanging and shelving space.

## Rear Bedroom No. 2

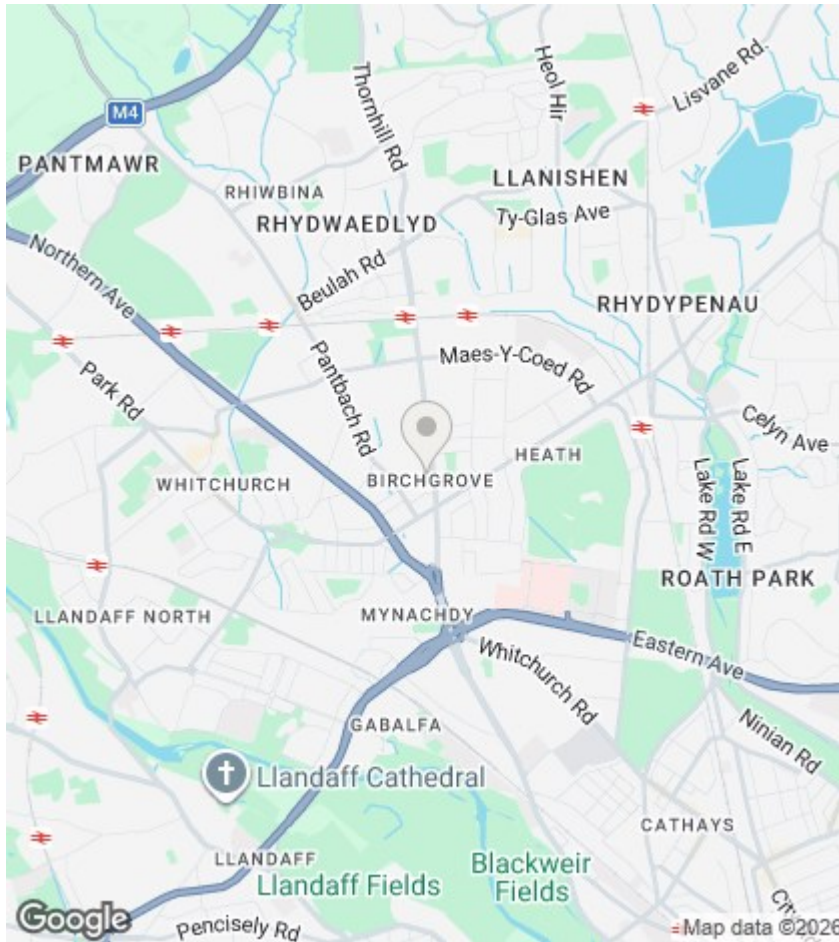
12'4" x 8'9" approx (less a corner)  
Rear bedroom of good size having a Velux roof window. Central heating radiator with thermostat. Coaxial aerial point. Six power points. Built-in cupboard with hanging and storage space.

## Bath/Shower room

With a quadrant shower cubicle having glazed sliding doors and glazed side screens. Chrome thermostatic shower. Safety handle. Pedestal wash-hand basin and close-coupled WC. Walls are half-tiled in white ceramic tiles, with full tiling to the shower area. Waterproof flooring. Central heating radiator with thermostat. Shaver light and socket. Velux roof window. Extractor fan. Spotlight ceiling fittings.

## Outside

Externally, the property benefits from a brick-paved car parking area accessed from Groveland Road, and with an allocated parking space for No. 2. Communal lighting. Path access to a small, shared garden area.



## Directions

## Viewings

Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 78        |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

