

FOR SALE | Guide Price £795,000 | 32 St Malo Road, Cardiff, South Glamorgan CF14 4HN

IMPOSING RED-BRICK BAY-FRONTED DETACHED RESIDENCE LOCATED ON A QUIET SIDE STREET IN THE HEART OF HEATH.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents have received formal instructions to bring to the market this handsome red-brick bay-fronted detached residence situated on St. Malo Road, Heath.

The accommodation, which has been extended and lovingly upgraded by the current owners during their stay, briefly comprises spacious entrance hall, living room, dining room, garden room, fitted kitchen/breakfast room, utility room and a ground floor cloakroom/wc. To the first floor are five bedrooms, family bathroom and separate WC. The 6th bedroom is on the 2nd floor, which has all the appropriate building regulations. The property further benefits from gas central heating, Upvc double glazing, ample off-road parking, garage and a beautiful enclosed rear garden with mature shrubbery and bushes.

St. Malo Road is a quiet residential location off Heathway and is within walking distance to a range of local amenities situated on St. Isan Road and Maes y Coed Road respectively. Heath is a popular residential location on the northern side of Cardiff and is a sought after location by young professionals and young families due to the local amenities and public schools at primary and secondary levels.

This substantially extended and improved home would make an ideal purchase for a growing family and internal viewing is advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: G. Approximately £2859.00 per annum.

Land Transaction Tax (LTT): £41,250.00 (based on the asking price).

Square Footage: 2037.65 Sq Ft.

School Catchment Information: English medium primary catchment area: Ton-Yr-Ywen Primary School. English medium secondary catchment area: Llanishen High School. Welsh medium primary catchment area: Ysgol Y Wern. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Gynaf.

