

FOR SALE | Guide Price £275,000 | Heol Dyfed, Cardiff, South Glamorgan CF14 4PN

A TRADITIONAL MID-TERRACE DWELLING LOCATED IN A QUIET SIDE ROAD OFF CAERPHILLY ROAD AND WITHIN CLOSE PROXIMITY TO A WIDE RANGE OF LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS. NO CHAIN.



CHAMBERS

EST. 1992

Description

Chambers Estate Agents have received formal instructions to market this traditional mid-terrace dwelling located on Heol Dyfed, Heath.

The accommodation, which now requires updating throughout, briefly comprises entrance hall, living room, dining room, fitted kitchen / breakfast room, three bedrooms and a shower room. The property further benefits from gas central heating, Upvc double glazing and enclosed gardens to the front and rear elevation.

Heol Dyfed is a quiet residential side road off Caerphilly Road and is within a short walk of local amenities, public transport links and local schools at primary and secondary levels.

The property is now in need of refurbishment, but is a great opportunity for someone looking to get their foot on the ladder in north Cardiff.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1716 per annum.

Land Transaction Tax: £3,000.00 (based on the asking price).

Square Footage: 856.39 Sq Ft. Please verify via your own means.

School Catchment Area: 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 Glantaf.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.