

FOR SALE Guide Price £435,000 Heol Gabriel, Whitchurch, Cardiff



🚍 **3** Bedroom 🖞 **1** Bathroom 😔 **2** Receptions



Property Descriptions

A rare opportunity to acquire a well-proportioned three-bedroom home backing directly onto Court Park, located on the ever-popular Heol Gabriel in Whitchurch — a well-established, family-friendly suburb of Cardiff.

The property is offered to the market with no onward chain and vacant possession, making it an ideal prospect for buyers seeking a smooth and timely purchase. It provides over 1,000 sq ft of thoughtfully arranged accommodation, with scope to extend or reconfigure, subject to the necessary consents.

On the ground floor, a welcoming entrance porch leads into a central hallway with cloakroom/WC, opening into a bright living room and a second reception room, ideal as a dining room and family snug. A fitted kitchen completes the ground floor accommodation, offering direct access to the garden. Upstairs, there are three bedrooms — two generous doubles and a single — along with a family bathroom and separate WC.

A particularly attractive feature of this home is its position backing directly onto the leafy open space of Court Park, creating a wonderfully private and green aspect from the rear garden — rarely available in this location. Off-road parking and a single garage further complement the property.



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☑ Info@chambersestateagents.co.uk

Q 35 Merthyr Road, Cardiff, CF14 1DB

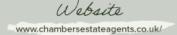
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.









mail info@chambersestateagents.co.uk



Phone T: 0292 052 2106



Branch 35 Merthyr Road, Cardiff CF14 1DB

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