

FOR SALE | Guide Price £550,000 | St Albans Avenue, Cardiff, South Glamorgan CF14 4AS

DISCOVER THIS MODERN, SPACIOUS SEMI-DETACHED HOME ON ST. ALBANS AVENUE, HEATH. FEATURING 5 BEDROOMS, A SELF-CONTAINED ANNEXE, AND CLOSE TO AMENITIES AND TRANSPORT LINKS. IDEAL FOR FAMILY LIVING. NO CHAIN!



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are pleased to present this spacious, modernised semi-detached property on St. Albans Avenue, Heath.

The property includes an entrance hall, living room, dining room, fitted kitchen, utility room, cloakroom/wc, and conservatory on the ground floor. The first floor has three bedrooms and a family bathroom, with two additional bedrooms and an en-suite shower room on the second floor.

There is also a self-contained one-bedroom annexe on the ground floor with driveway access. Features include gas central heating, UPVC double glazing, off-road parking, and low-maintenance gardens.

St. Albans Avenue is a quiet residential road off St. Augustine Road, close to amenities on Caerphilly Road, including a pharmacy, Co-op mini-market, and restaurants like Mowgli's Indian Takeaway and Greek Village. There is easy access to the city centre by bus or train, and the University Hospital of Wales (UHW) is nearby.

Local schools are highly regarded.

Internal viewing is highly recommended. No chain.

Contact Chambers Estate Agents to arrange a viewing.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: F. Approximately £2478.00 per annum.

Land Transaction Tax: £21,750.00 (based on the asking price).

Square Footage: 1411.23 Sq Ft. ** This does not include the measurements of the annexe.

School Catchment Information: English medium primary catchment area: Birchgrove Primary School English medium secondary catchment area: Whitcomb High School Welsh medium primary catchment area: Ysgol Mynydd Bach Welsh medium secondary catchment area: Ysgol Mynydd Bach

Information
Living

Floor 0

Floor 1

CHAMBERS
EST. 1882

Approximate total area⁽¹⁾
1411.23 ft²

Reduced headroom
96.83 ft²

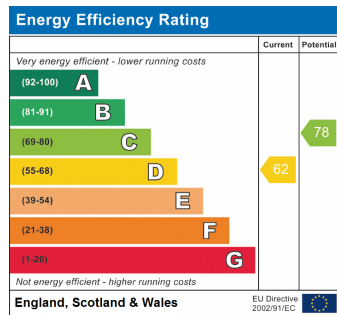
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 2



Council Tax

More details on price request.

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.