

FOR SALE | Guide Price £899,995 | Elm Grove Road, Whitchurch, Cardiff, South Glamorgan CF14 2BW

PERIOD DETACHED FAMILY HOME LOCATED IN A PARTICULARLY DESIRABLE PART OF WHITCHURCH.



CHAMBERS

EST. 1992

029 2052 2106

chambersestateagents.co.uk



Description

Chambers Estate Agents have received formal instructions to bring this delightful detached period property situated on Elmgrove Road, Whitchurch to the open market.

The accommodation, which has been tastefully modernised and improved by the current occupants, briefly comprises entrance porch, entrance hall, ground floor shower room, living room, separate sitting room, modern fitted kitchen/dining room, utility room, four bedrooms, en-suite shower room and family bathroom with separate WC. The property further benefits from gas central heating via brand new 'Worcester' gas boiler, Upvc double glazing, ample off-road parking for several vehicles and an enclosed rear garden, which has been well tended and enjoys a sunny aspect.

Elmgrove Road is a quiet residential road located in arguably one of the most sought after parts of Whitchurch with neighbouring roads to include The Avenue, The Parade and Westbourne Crescent.

This popular location is convenient for access to local amenities, public transport links, the Taff Trail and to the local schools at primary and secondary levels. For those that commute, the link roads for the A470 & M4 motorway are easily accessible.

Located within a short walk of Whitchurch village and its wide range of amenities.

Internal viewing is highly recommended.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

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

Land Transaction Tax: £51,749.00 (based on the asking price).

Square Footage: 1902.86 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Whitchurch Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Ynys-y-Ddud. Welsh medium secondary catchment area: Ysgol Ynys-y-Ddud.

Chambers
ESTATE AGENTS

Approximate total area⁽¹⁾
1902.86 ft²

Reduced headroom
56.01 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	71
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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.