

**SOLD STC** | Guide Price £399,995 | Heol Gwent, Heath, Cardiff, South Glamorgan CF14 4PL

EXTENDED BAY-FRONTED SEMI-DETACHED DWELLING LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC OFF HEOL GWYNEDD. MODERNISED TO A CONTEMPORARY STANDARD THROUGHOUT. INTERNAL VIEWING ADVISED.



CHAMBERS

EST. 1992

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## Description

Chambers Estate Agents are delighted to bring to the open market this traditional bay-fronted semi-detached dwelling located in a quiet residential cul-de-sac known as Heol Gwent, Heath.

The accommodation, which has been extended and improved by the current owners, briefly comprises entrance porch, entrance hall, living room, 'L' shaped open plan fitted kitchen with integrated appliances, dining area and sitting room, cloakroom/wc, three bedrooms and a family bathroom. The property further benefits from off-road parking via paved driveway, Upvc double glazing, gas central heating and an enclosed rear garden with brick-built storage, patio and separate seating area under a pergola.

Heol Gwent is conveniently positioned for a wide range of amenities on Caerphilly Road to include a Co-op mini-market, Lidl, pharmacy, opticians and a range of eateries to include Grano and Greek Village to name a few. There is easy access into the city centre via bus from Caerphilly Road and the access roads for the A470 and M4 motorway are a short drive from the property making this an ideal location for those who commute.

This property has been finished to a contemporary standard throughout by the current owners and internal viewing is highly recommended.

### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1716.00 per annum.

Land Transaction Tax (LTT): £10,499.00 (based on the asking price).

Square Footage: 1032.34 Sq Ft. Please verify via your own means.

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 is Ysgol Y Wern. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Gŵrystawl.

