

SOLD STC | Guide Price £950,000 | The Parade, Whitchurch, Cardiff CF14 2EF

A TURRETED EDWARDIAN SEMI-DETACHED RESIDENCE LOCATED ON ONE OF WHITCHURCH'S MOST SOUGHT AFTER STREETS.



CHAMBERS

EST. 1992

Description

The Parade is one of Whitchurch's most popular addresses and we are delighted to receive formal instructions to bring this aesthetically pleasing turreted Edwardian dwelling to the market on behalf of the owners.

The accommodation, measuring just over 1800 square feet in size, has been extended and modernised by the current vendors to provide comfortable family accommodation over two floors. The accommodation briefly comprises storm porch, entrance hall, living room, dining room, fitted kitchen/family room, utility room and a cloakroom/wc occupy the ground floor. To the first floor are four bedrooms, balcony to the principal bedroom, en-suite shower room to the fourth bedroom and a four piece family bathroom. The property further benefits from gas central heating via combination boiler, enclosed mature gardens to the front and rear, detached garage and off-road parking.

The Parade is a wide, quiet road and it is ideally located to enjoy the amenities from both Whitchurch and Llandaff North villages. The location offers excellent access to the Taff Trail and there is easy access into the city centre via bus and train with Llandaff North train station a mere 3 or 4 minute walk from the property. There are several buses that run into the city centre and beyond and these can be accessed on Merthyr Road and Station Road respectively.

The local schools at all grades are held in high regard.

The Parade falls within the local conservation area and certain restrictions apply.

Internal viewing is highly recommended.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: H. Approximately £3654.00 per annum.

Land Transaction Tax: £56,750.00 (based on the asking price).

Square Footage: 1853.33. Please verify as your own.

School Catchment Information: English

area: Whitchurch Primary School

catchment area: Whitchurch

catchment area: Ysgol

secondary catchment



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.