

## FOR SALE

Guide Price £725,000

Elm Grove Road, Whitchurch, Cardiff

-  3 Bedroom
-  2 Bathroom
-  2 Receptions

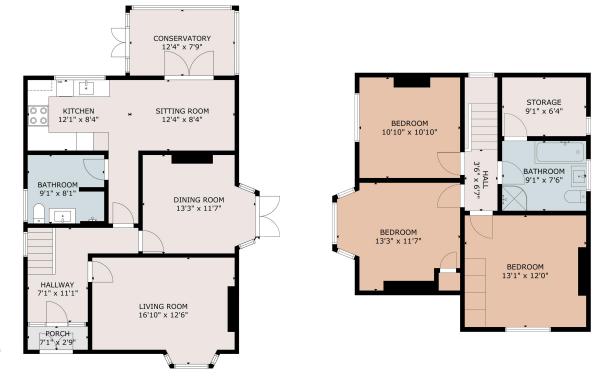


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SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

### Property Descriptions

A charming bay-fronted detached residence located in a sought after area of Whitchurch.

The accommodation, which has been well maintained and is well presented throughout, briefly comprises entrance porch, entrance hall, living room, dining room, fitted kitchen/family room, utility room/shower room and a conservatory occupy the ground floor. To the first floor are three spacious bedrooms, a family bathroom, and a study.

The property further benefits from gas central heating via combination boiler, off-road parking and attractive gardens to the front, side and rear elevation.

There is potential to extend, subject to the relevant planning permissions being obtained.

Elm Grove Road is a quiet residential street located in a much sought after part of Whitchurch. The property is within a short walk of the villages of Whitchurch and Llandaff North, which are home to a wide range of corporate and independently owned businesses that cater to all ages.

This particular location is ideal for walkers and cyclists, as it is close to the Taff Trail, Hailey Park, the River Taff and the Glamorganshire Canal local nature reserve. There are frequent public transport links, via bus and train, into the city centre. For those who commute further afield, Paddington Station can be reached in under 3 hours

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

# Chambers

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