

SOLD STC | £389,995 | Old Church Road, Whitchurch, Cardiff, South Glamorgan CF14 1AE

SPACIOUS PERIOD END-TERRACE DWELLING LOCATED IN THE HEART OF WHITCHURCH VILLAGE.



CHAMBERS

EST. 1992



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Description

Chambers Estate Agents are delighted to receive formal instructions to bring to the market this spacious end-terrace dwelling located on Old Church Road, Whitchurch.

The current owner has spared no expense in comprehensively upgrading this period home in an elegant and sympathetic fashion. The accommodation briefly comprises storm porch, entrance hall, cloakroom/wc, open planing living room/dining room, breakfast room, fitted kitchen, three bedrooms and a contemporary bathroom suite. The property further benefits from a new roof, Upvc double glazing, gas central heating via combination boiler, off-road parking to the rear, which has recently been relaid with resin and is accessed via Rialto Court, and a low maintenance enclosed garden.

Old Church Road, which is nestled in the heart of Whitchurch, is just a short walk from a diverse range of village amenities on Merthyr Road including a wide selection of independent businesses such as a greengrocer, a delicatessen, cafes, restaurants and public houses as well as corporate businesses such as supermarkets, a bank and a sub post office.

Residents benefit from excellent public transport links into the city centre with a regular bus service from both Merthyr Road and Station Road, as well as Llandaff train station situated approximately 0.3 miles from the property with frequent direct trains to Cardiff Queen Street and Cardiff Central stations, for rail connections to London, Bristol, Manchester and Birmingham among several other destinations.

The property is located approximately 2.6 miles from the M4 Junction 32, connecting to west Wales or London.

Internal viewing for this beautiful period home is encouraged.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £2734.00 per annum.

Land Transaction Tax (LTT): £9,894.00 (based on purchase price).

Square Footage: 1304.00 sq. ft. means.

School Catchment

Primary catchment area: Whitchurch Primary School

Secondary catchment area: Whitchurch High School

Welsh medium primary catchment area: Ysgol Ysgubor

secondary catchment area: Ysgol Ysgubor

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.

