

FOR SALE | Guide Price £425,000 | Heol Y Waun, Whitchurch, Cardiff CF14 1LB

A PERIOD BAY-FRONTED SEMI-DETACHED FAMILY HOME LOCATED JUST OFF WHITCHURCH 'COMMON' AND WITHIN A SHORT WALK OF ALL LOCAL AMENITIES, PUBLIC TRANSPORT LINKS, LOCAL SCHOOLS AND THE TAFF TRAIL.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to receive formal instructions to market this well presented family home located on Heol y Waun, Whitchurch.

The accommodation, which is well presented and neutral in decor, briefly comprises entrance hall, cloakroom/wc, living room, 'L' shaped kitchen/diner, three bedrooms and a family bathroom. The property further benefits from gas central heating via combination boiler, Upvc double glazing, enclosed low maintenance rear garden enjoying a sunny aspect, garage and off-road parking via driveway.

The property also has the benefit of full planning permission for an extension to the rear and a 4th bedroom in the loft. Further information to include detailed drawings can be found on the Cardiff Council Planning Portal using reference: 23/02279/HSE.

Heol y Waun is a sought after residential location just off Whitchurch 'Common' and is a short walk from the centre of Whitchurch Village, which offers a comprehensive range of independent and corporate businesses to include a Lloyd's Pharmacy, Co-op convenience store, Fino Lounge, Coffi Lab and Villaggio Pizzeria to name but a few.

There are frequent public transport links into the city centre via main bus route on College Road and a direct train line from Llandaff North train station off Evansfield Road, Llandaff North. There is easy access to the Taff Trail and the access roads for the A470 & M4 motorway are just a short drive away. This is a great location for those who commute on a regular basis.

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

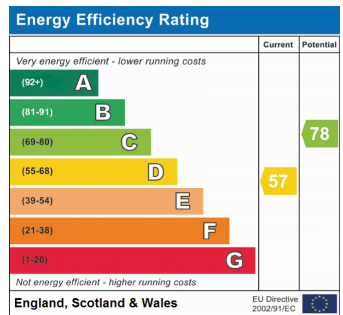
Internal viewing for this well presented family home is encouraged.

Additional Information:

Tenure: Freehold. Please verify via your solicitor.
 Council Tax Band: E (approximately £800 per annum).
 Land Transaction Tax: £10,000
 Square Footage: 751.78 sq ft
 primary
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Gymnag Glyn



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.