

FOR SALE | Guide Price £365,000 | Heol Penlan, Whitchurch, Cardiff CF14 2BZ

SEMI-DETACHED FAMILY HOME LOCATED ON A POPULAR RESIDENTIAL ROAD WITHIN CLOSE PROXIMITY OF WHITCHURCH VILLAGE.



CHAMBERS

EST. 1992

029 2052 2106

chambersestateagents.co.uk



Description

Chambers Estate Agents have received formal instructions to bring this semi-detached family home to the open market.

The accommodation, which is well proportioned throughout, briefly comprises entrance hall, cloakroom/wc, living room, dining room, fitted kitchen, three bedrooms and a family bathroom. The property further benefits from gas central heating, Upvc double glazing, a loft-room via pull down ladder, off-road parking and a low maintenance enclosed rear garden, which is predominantly laid to lawn.

The property has further potential to extend and improve, subject to the relevant planning permissions being obtained.

Heol Penlan is a popular residential location on the outskirts of Whitchurch village and is well positioned for the amenities of both Whitchurch and Llandaff North.

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 10 minute walk from the property. There are several buses that run into the city centre and beyond and these can be accessed on Heol Don and Station Road respectively. The local schools at all grades are held in high regard.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £223300 per annum.

Land Transaction Tax: £8,400.00 (based on the asking price).

Square Footage: 1172.00. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Whitchurch Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Gymraeg Melin Gruffydd. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.

