

FOR SALE | Guide Price £1,350,000 | Westbourne Crescent, Whitchurch, Cardiff CF14 2BP

A TURRETED DETACHED EDWARDIAN RESIDENCE SITUATED ON A MOST SOUGHT AFTER RESIDENTIAL LOCATION OCCUPYING A WEST-FACING PLOT. NO CHAIN.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents have the distinct privilege of bringing this beautiful turreted detached Edwardian home to the open market.

The owners have gone to great lengths in order to retain the incredible original period features and the accommodation briefly comprises entrance porch, entrance hall, living room, dining room, drawing room, breakfast room/study, fitted kitchen, utility room and a wc occupy the ground floor. To the first floor via split level landing are five bedrooms, en-suite bathroom to the principal bedroom and a family bathroom with a separate WC. The property further benefits from gas central heating, ample off-road parking to the front and a well-tended mature garden enjoying a west-facing aspect.

The property occupies a plot measuring circa 0.22 acres in size and offers the opportunity for any prospective purchaser to extend, subject to the relevant planning permissions being obtained.

Westbourne Crescent falls within the local conservation area and certain restrictions apply.

Seldom does a property with such character and charm come to the open market.

Offered to the market with no onward chain and internal viewing is advised.

Location:
Westbourne Crescent is located off the Parade and is within a short walk of the villages of Llandaff North and Whitchurch, which are home to a wide range of corporate and independently owned business that cater to all ages. This particular location is ideal for those who commute with 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.

There is easy access to the main link roads for the A470 and M4 motorway.

The local schools at all grades are within a short walk of the property, primary and secondary schools are within a short walk of the property.

Additional Information:

Tenure: Freehold. Please verify via the title deeds.

Council Tax Band: G. Approximately £3045.00 per annum.

Land Transaction Tax:

Square Footage: 28

means.

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.

