

FOR SALE | Guide Price £369,995 | Heathfield Place, Cardiff, South Glamorgan CF14 3JZ

TRADITIONAL RED-BRICK BAY-FRONTED MID-TERRACE DWELLING IN A HIGHLY CONVENIENT RESIDENTIAL LOCATION WITHIN A SHORT WALK OF THE UHW AND A WIDE RANGE OF AMENITIES ON WHITCHURCH ROAD.



CHAMBERS

EST. 1992

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## Description

Chambers Estate Agents have been instructed to bring to the market this traditional red-brick bay-fronted mid-terrace dwelling situated on Heathfield Place, Heath.

The accommodation, which has been modernised by the current owners, briefly comprises entrance hall, living room, fitted kitchen open plan with dining room, three bedrooms and a family bathroom. The property further benefits from gas central heating, Upvc double glazing, outhouses to include an external WC and a garage, which benefits from electric power and light, and rear lane access.

Heathfield Place is a quiet side road off Whitchurch Road, which is a highly convenient residential location within walking distance of local amenities, public transport links and a short walk to the UHW.

Internal viewing is highly recommended.

### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £2,223.00 per annum.

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

Square Footage: 882.43 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Allensbank Primary School. English medium secondary catchment area: Cathays High School. Welsh medium primary catchment area: Ysgol Mynydd Bychan. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



**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.