

SOLD STC | Guide Price £435,000 | Heol Waun Y Nant, Cardiff, South Glamorgan CF14 1JZ

TRADITIONAL AND EXTENDED BAY-FRONTED SEMI-DETACHED FAMILY HOME FOR SALE IN A SOUGHT AFTER RESIDENTIAL LOCATION OFF WHITCHURCH COMMON. NO CHAIN.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to receive instructions to market this much-loved semi-detached family home located on Heol Waun y Nant, Whitchurch.

The accommodation briefly comprises entrance porch, entrance hall, cloakroom/wc, living room, sitting room/dining room, fitted kitchen/breakfast room, three bedrooms and a recently modernised shower room. The property further benefits from gas central heating, off-road parking, detached garage and an enclosed rear garden, which is laid to lawn.

The property has further potential to extend into the loft, subject to the usual planning permissions being obtained and there is plenty of precedent on the road for this type and style of extension.

Heol Waun y Nant is a desirable residential location just off Whitchurch common and a short walk from Whitchurch village and its wide range of independent and corporate businesses to include Coffi Lab, Co-op mini market, Lloyds Pharmacy, Fino Lounge, Villaggio Pizzeria, Boots, Tesco mini-market and the Plough public house to name but a few.

Whitchurch is regarded as one of Cardiff's most sought after residential suburbs and it is located approximately 3 miles outside of the city centre. There is frequent public transport via bus and train into the city centre and beyond, which makes it a great location for those who commute.

Whitchurch has a population of approximately 14,000 and the local schools at primary and secondary level, both Welsh and English speaking, are held in high regard. The Taff Trail is a fantastic way to explore Cardiff's green spaces and can be accessed off College Road, Llandaff North.

Offered to the market with no chain and vacant possession.

Additional Information Tenure: Freehold. Please verify with your Solicitor.

Council Tax Band: F. Approximately £477

Land Transaction Tax: £13,125.00

Square Footage:

School Catchment Info:

area: Whitchurch

catchment area

catchment area: Ysgol Gyfraeth

secondary catchment area: Ysgol Gyfun Gymraeg Glanfa

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.

