

FOR SALE | Guide Price £299,995 | Coryton Rise, Cardiff, South Glamorgan CF14 7EL

TRADITIONAL BAY-FRONTED SEMI-DETACHED DWELLING SITUATED OCCUPYING A GENEROUS CORNER PLOT IN A POPULAR RESIDENTIAL LOCATION OFF PANTMAWR ROAD, WHITCHURCH.



CHAMBERS

EST. 1992

029 2052 2106

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Description

Chambers Estate Agents have received formal instructions to list this traditional bay-fronted semi-detached family home on Coryton Rise, Whitchurch.

The accommodation, which needs complete renovation throughout, briefly comprises entrance hall, living room, dining room, galley kitchen, utility area, three bedrooms and a bathroom. The property further benefits from gas central heating, enclosed rear garden, off-road parking and a detached garage. The garden is a particular selling point and offers scope for any prospective purchaser to extend the property, subject to the usual planning permissions being obtained.

Coryton Rise is a particularly popular residential location with young families and there is a real community amongst the residents of Coryton Rise, Drive, and Crescent respectively.

There is a terrific amount of scope to extend and improve, subject to the usual permissions being obtained, and there is precedent set by neighbouring properties for side, rear and loft extensions.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £2097.00 per annum.

Land Transaction Tax (LTT): £4,499.00 (based on the asking price of £299,995.00).

Square Footage: 1025.80 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Coryton 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.



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.