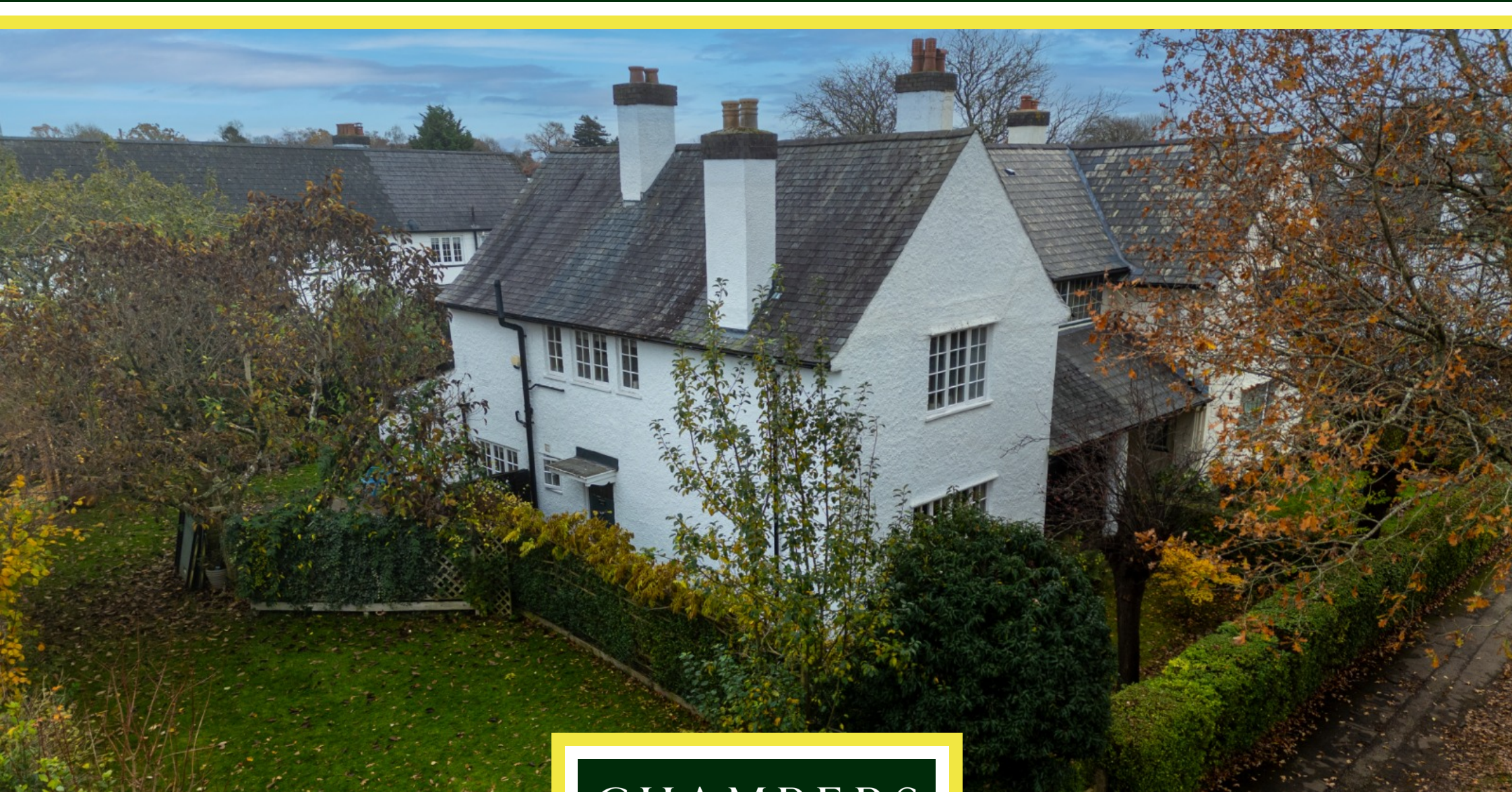



SOLD STC | Guide Price £695,000 | Lon-Y-Dail, Rhiwbina, Cardiff, South Glamorgan CF14 6DZ

FANTASTIC FAMILY HOME LOCATED IN THE HEART OF THE GARDEN VILLAGE, RHIWBINA.



CHAMBERS

EST. 1992

 029 2052 2106

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Description

Chambers Estate Agents are delighted to receive formal instructions to bring to the open market this spacious grade 2 listed semi-detached family home located on one of Rhiwbina's most desirable residential addresses.

The accommodation, which has been extended and sympathetically modernised by the current owners, briefly comprises entrance hall, ground floor shower room, living room, sitting room, extended kitchen/diner/family room, four bedrooms and a modern four-piece bathroom suite. The property further benefits from gas central heating and sits on a larger than average plot with private gardens that wrap around the front, side and rear of the property. There is a detached 'Summer House', which benefits from electric power and light, and can be very versatile in its use.

Lon y Dail is a prime residential location in the heart of the Garden Village, Rhiwbina and is within walking distance of all local amenities, public transport links and local schools at primary and secondary levels. There is easy access to the A470 & M4 link roads making this location ideal for those who need to commute.

Seldom does a property of this quality come to the open market and internal viewing is highly recommended.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax: G. Approximately £2859.00 per annum.

Land Transaction Tax: £32,625.00 based on the asking price.

Square Footage: 1601.86 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Rhiwbeina Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Y Wern. 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.