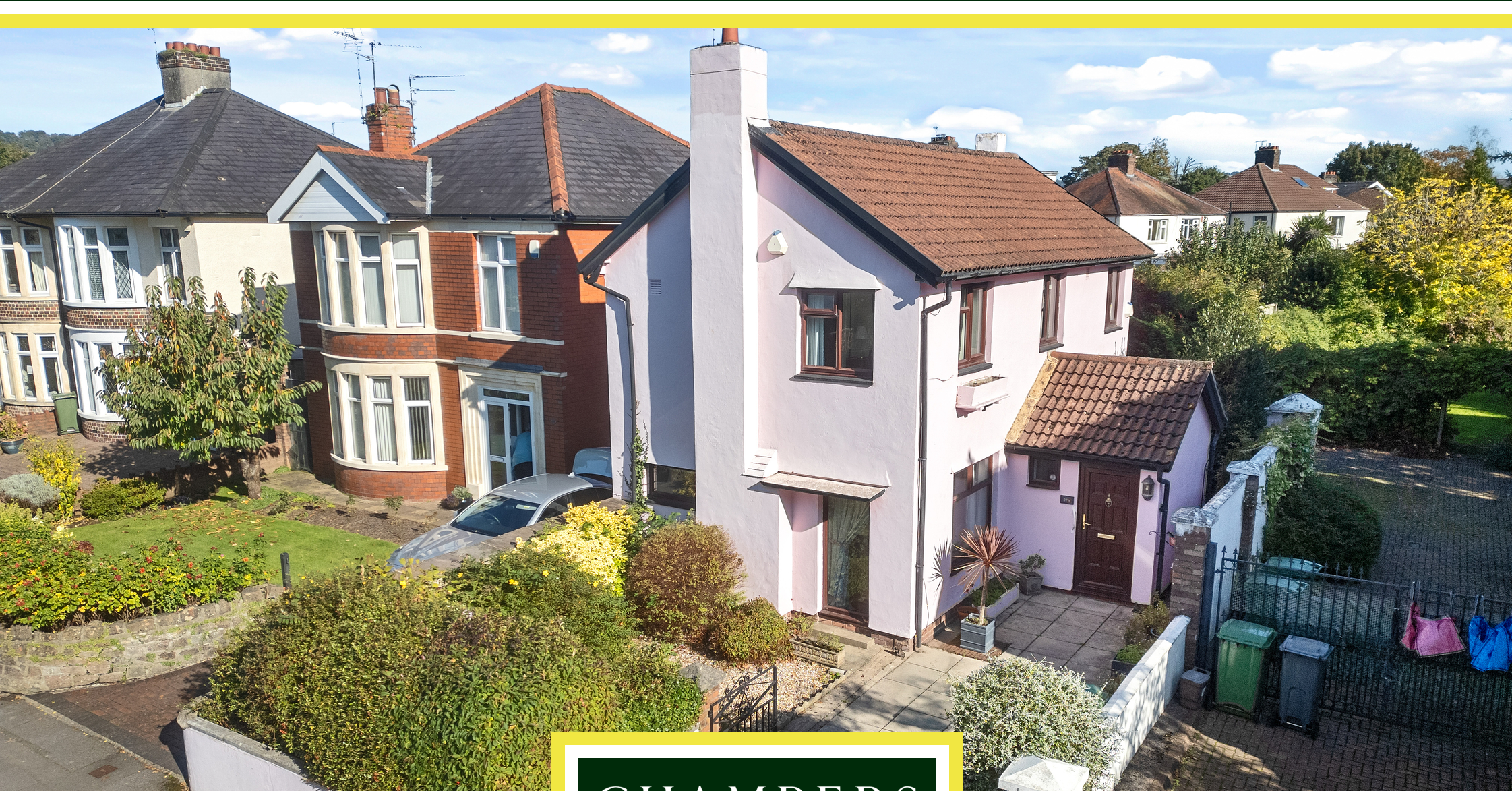


# REDUCED | Guide Price £350,000 | Rose Cottage, Penline Road, Whitchurch, Cardiff CF14 2AA

ROSE COTTAGE ON PENLLINE ROAD, WHITCHURCH, IS A CHARMING PERIOD HOME, BEAUTIFULLY BLENDING TRADITIONAL CHARACTER WITH MODERN COMFORTS. FEATURING SPACIOUS INTERIORS, TASTEFUL FINISHES, AND A PRIVATE COURTYARD GARDEN, THIS PROPERTY OFFERS AN IDYLIC LIFESTYLE IN A SOUGHT-AFTER LOCATION, JUST MOMENTS FROM LOCAL AMENITIES AND TRANSPORT LINKS.



## CHAMBERS

EST. 1992



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## Description

Nestled in the heart of Whitchurch Village, 'Rose Cottage', Penline Road presents an exceptional opportunity to enjoy the charm and convenience of this highly sought-after area.

This detached dwelling is perfectly suited for those looking to downsize, offering a low-maintenance lifestyle with all the advantages of village living. The property is thoughtfully designed, with well-proportioned living spaces that provide a comfortable and inviting environment. The layout is practical yet spacious, featuring a generous living area, a well-appointed kitchen, and ample storage throughout.

The accommodation offers flexibility, ensuring comfort and ease for everyday living. Located in Whitchurch, one of Cardiff's most desirable and vibrant villages, Penline Road is just a short stroll from a range of local amenities, including independent shops, cafes, and restaurants.

With excellent public transport links and easy access to Cardiff city centre, this property provides the best of both village life and urban convenience.

Offered with no onward chain, this home is perfect for those seeking a peaceful retreat in a prime location, with the added advantage of a straightforward purchasing process.

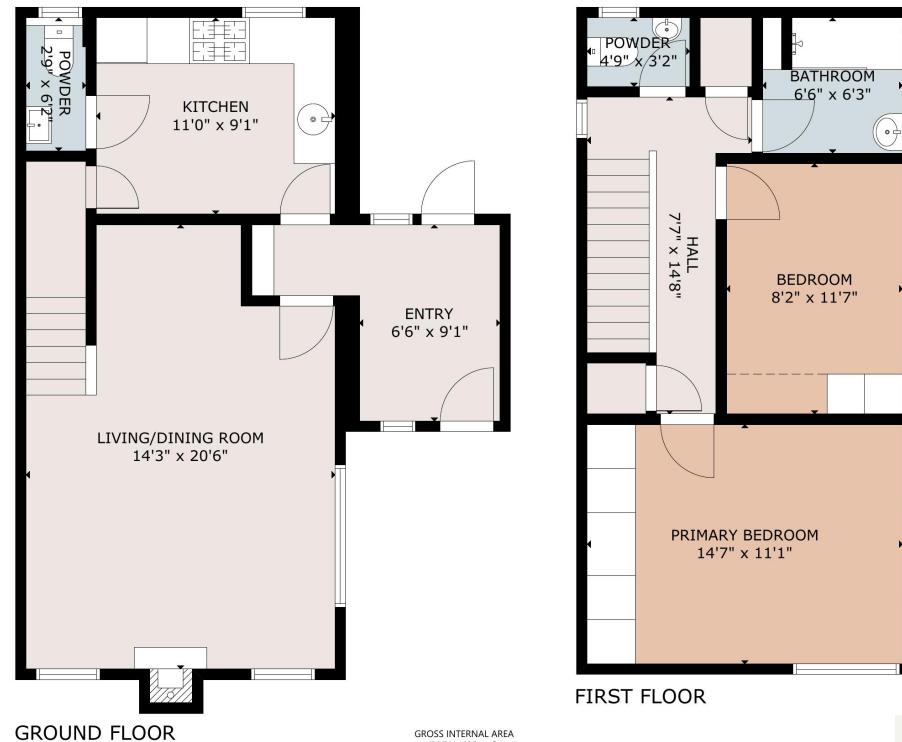
### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £2233.00 per annum.

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

Square Footage: 933.00 Sq Ft. Please verify via your own means.



Chambers



**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.