


FOR SALE

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A GROUND FLOOR MAISONETTE BENEFITING FROM A REAR GARDEN AND WITHIN A SHORT WALK OF A WIDE RANGE OF LOCAL AMENITIES, PUBLIC TRANSPORT

LINKS AND THE TAFF TRAIL. OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

CHAMBERS

EST. 1992



38b Tyn-Y-Pwll Road, Whitchurch, Cardiff, South Glamorgan CF14 1AS

Description

Chambers Estate Agents have been instructed to offer for sale this ground floor garden maisonette situated on Tyn y Pwll Road, Whitchurch.

The accommodation, which is neutrally decorated throughout, briefly comprises entrance hall, open plan living room/dining room, two double bedrooms and a modern bathroom suite. The property further benefits from gas central heating via combination boiler, Upvc double glazing and an enclosed rear garden.

Tyn y Pwll Road is a convenient residential location in the heart of Whitchurch village and within a short walk of all local amenities, public transport links, the Taff Trail and the University Hospital of Wales (UHW).

The property is offered to the market with no chain and vacant possession.

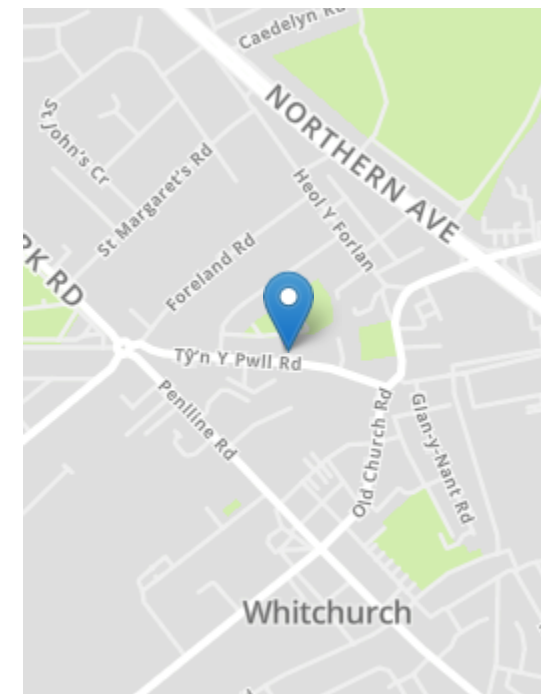
Additional Information:

Tenure: Leasehold. New terms to be issued upon completion.

Council Tax Band: D. Approximately £1,716.00 per annum.

Land Transaction Tax (LTT): £0 based on the asking price of £189,995.00.

Square Footage: 670.60 Sq Ft. Please verify via your own means.



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.



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