

FOR SALE | Guide Price £675,000 | Yorath Road, Whitchurch, Cardiff CF14 1QB

DETACHED BAY-FRONTED BUNGALOW IN A MUCH SOUGHT AFTER LOCATION OFF WHITCHURCH COMMON AND WITHIN WALKING DISTANCE TO A WIDE RANGE OF AMENITIES, PUBLIC TRANSPORT LINKS AND THE TAFF TRAIL.



CHAMBERS

EST. 1992



## Description

Chambers Estate Agents are delighted to receive formal instructions to market this bay-fronted detached bungalow located on Yorath Road, Whitchurch.

The current owners, who purchased the property in 2010, have completely renovated and extended this property to provide well appointed accommodation over two floors. The property briefly comprises entrance hall, living room, fitted kitchen/breakfast room, utility room and a master bedroom with en-suite shower room to the ground floor. To the first floor are two further bedrooms and a family bathroom. The property further benefits from gas central heating, Upvc double glazing, off-road parking via driveway and a fabulous, enclosed and landscaped rear garden which enjoys a large patio area and a sizeable Summerhouse.

These properties on Yorath Road are known for their generous plots and their potential to extend, subject to the relevant planning permissions being obtained. The current owners have transformed this once tired and neglected bungalow in to a lovely home offer over 1500 Sq Ft of accommodation.

Yorath Road is a highly sought after residential location off Whitchurch Common and is within walking distance of a wide range of local amenities in Whitchurch village to include Villagio Pizzeria, Coffi Lab, Lloyds Pharmacy, Lloyds Bank, Co-op mini-market, independent grocers, a selection of hairdressers, and public houses to include the Plough and Malsters to name but a few.

Situated approximately 3 miles outside of the city centre there is ample choice with regards to public transport links to include a main bus route on Merthyr Road, Whitchurch and a main train station in Llandaff North off Evansfield Road both within a short walk of the property. There is easy access to the A470 & M4 link roads, which makes Whitchurch a fantastic location for those needing to commute.

This bungalow offers versatile accommodation and internal moving is highly advised.

### Additional Information:

Tenure: Freehold. Please view for details.  
Council Tax Band: E. A full breakdown of the Council Tax Band can be found on the Land Transaction Tax website.  
Square Footage: This figure is an estimate and does not mean.



**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.