

FOR SALE | Guide Price £699,995 | Heol Nest, Rhiwbina, Cardiff, South Glamorgan CF14 1SY

A SUBSTANTIAL, VERSATILE DETACHED DWELLING MEASURING OVER 1800 SQ FT IN SIZE AND OCCUPYING ARGUABLY THE LARGEST PLOT ON THE ROAD.



CHAMBERS

EST. 1992

Description

Chambers Estate Agents are thrilled to bring to the market this most spacious and versatile detached dwelling over almost 1900 square feet of accommodation over two floors.

The accommodation, which is neutrally decorated throughout, briefly comprises entrance porch, entrance hall, living room, fitted kitchen/breakfast room, utility room, office, conservatory, two bedrooms and a four piece bathroom suite to the ground floor. To the first floor are two further bedrooms and two en-suite shower rooms. The property further benefits from off-road parking via block driveway, substantial detached garage with pitched roof and a beautifully landscaped rear garden with mature shrubbery and a variety of fruit trees together with a Summer House. Furthermore, the property is gas centrally heated and the windows are Upvc double glazed.

This versatile home can be utilised to a prospective buyer's needs and seldom does a property of this size and condition come to the open market.

Heol Nest is conveniently positioned between the villages of Whitchurch and Rhiwbina with a wide range of amenities available within a short walk of the property. For those who commute, there is easy access into the city centre, which is approximately 3 miles away, via bus and train, as well as access to the link roads for the A470 & M4 motorway.

Internal viewing is highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: G. Approximately £2859.00 per annum.

Land Transaction Tax (LTT): £32,999.00 (based on the asking price).

Square Footage: 1894.08 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary school catchment area: Rhiwbina Primary School. English medium secondary school catchment area: Whitchurch High School. Welsh medium primary school catchment area: Ysgol Ynys-y-Ddud. Welsh medium secondary school catchment area: Ysgol Ynys-y-Ddud.



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.