

REDUCED | Guide Price £450,000 | Heol Gabriel, Cardiff, South Glamorgan CF14 1JW

BAY-FRONTED SEMI-DETACHED DWELLING IN A SOUGHT AFTER RESIDENTIAL LOCATION ON THE OUTSKIRTS OF WHITCHURCH VILLAGE. OFFERED TO THE MARKET WITH NO CHAIN AND VACANT POSSESSION.



CHAMBERS

EST. 1992



### Description

Chambers Estate Agents are delighted to receive formal instructions to bring this traditional bay-fronted semi-detached family home to the open market for the first time in over 30 years.

The accommodation, which is neutrally decorated throughout, briefly comprises entrance porch, entrance hall, living room, fitted kitchen/diner, separate reception room, which is versatile in use, and benefits from a self-contained shower-room, three double bedrooms and a four piece bathroom suite. The property further benefits from a newly installed gas central heating system, recently re-wired throughout, Upvc double glazing, off-road parking via gated driveway and an enclosed rear garden, which benefits from a south-west facing garden.

Heol Gabriel is a desirable residential location just off Whitchurch common and a short walk from Whitchurch village and its wide range of independent and corporate businesses to include Coffi Lab, Co-op mini market, Lloyds Pharmacy, Fino Lounge, Villaggio Pizzeria, Boots, Tesco mini-market and the Plough public house to name but a few.

Whitchurch is regarded as one of Cardiff's most sought after residential suburbs and it's located approximately 3 miles outside of the city centre. There is frequent public transport via bus and train into the city centre and beyond, which makes it a great location for those who commute. Whitchurch has a population of approximately 14,000 and the local schools at primary and secondary level, both Welsh and English speaking, are held in high regard.

The Taff Trail is a fantastic way to explore Cardiff's green spaces and can be accessed off College Road, Llandaff North.

Internal viewing for this family home is highly recommended.

#### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £2,994.00 per annum

Land Transaction Tax: £16,125.00 (baserate)

Square Footage: 1069.96 Sq Ft

School Catchment Information:

Primary catchment area: Whitchurch Primary

Secondary catchment area: Whitchurch

Tertiary catchment area: Whitchurch

Secondary catchment area: Ysgol Gwynfa



**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.