

FOR SALE | Guide Price £550,000 | Heol Waun Y Nant, Whitchurch, Cardiff CF14 1JZ

EXTENDED AND MUCH IMPROVED BAY-FRONTED SEMI-DETACHED DWELLING LOCATED ON A QUIET RESIDENTIAL SIDE STREET OFF WHITCHURCH 'COMMON'. NO CHAIN.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents have received formal instructions to bring to the market this semi-detached dwelling located on the popular Heol Waun y Nant, Whitchurch.

The accommodation, which has been improved by the current owners, briefly comprises entrance porch, entrance hall, living room, dining room, sitting room, fitted kitchen, utility room and a cloakroom/wc. Three bedrooms and the family bathroom occupy the first floor and the master bedroom with en-suite shower room occupy the second floor. The property further benefits from gas central heating via combination boiler, Upvc double glazing, partially converted garage, additional brick-built storage shed, off-road parking for 3 cars and an enclosed rear garden, which is mature and well maintained.

Heol Waun y Nant is a very popular residential location situated off Whitchurch 'Common' and is a short walk from the centre of Whitchurch Village, which offers a comprehensive range of independent and corporate businesses to include a Lloyd's Pharmacy, Co-op convenience store, Fino Lounge, Coffi Lab and Villaggio Pizzeria to name but a few.

There are frequent public transport links into the city centre via main bus route on College Road and a direct train line from Llandaff North train station off Evansfield Road, Llandaff North. There is easy access to the Taff Trail and the access roads for the A470 & M4 motorway are just a short drive away. This is a great location for those who commute on a regular basis.

The local schools at all grades are held in high regard.

Internal viewing for this well presented family home is encouraged.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: F. Approximately £2639.00 per annum.

Land Transaction Tax: £21,750.00 (based on the asking price)

Square Footage: 1516.00 Sq Ft.

School Catchment Information: English

area: Whitchurch Primary School

catchment area: Whitchurch

catchment area: Ysgol

secondary catchment

