

SOLD STC | Guide Price £1,200,000 | Church Road, Whitchurch, Cardiff, South Glamorgan CF14 2DY

A BEAUTIFUL PERIOD HOME LOCATED ON ONE OF WHITCHURCH'S MOST SOUGHT AFTER ROADS OFFERING OVER 2800.00 SQ FT OF FAMILY ACCOMMODATION, A WEALTH OF ORIGINAL PERIOD FEATURES AND A LARGE WELL-ESTABLISHED SOUTH-WEST FACING REAR GARDEN. INTERNAL VIEWING HIGHLY ADVISED.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to receive formal instructions to market this beautiful period home located on one of Whitchurch's most sought after roads.

The accommodation, which measures just over 2800 square feet in size, briefly comprises entrance hall, cloakroom/wc, three reception rooms, fitted kitchen / breakfast room, utility room, four bedrooms, en-suite shower room to the master bedroom, and a family bathroom. The property further benefits from gas central heating, ample off-road parking for several cars, good-size garage, an enclosed mature rear garden, which enjoys a south-west facing garden and is complemented by a large patio. Furthermore, the property retains a great deal of character and charm with a wealth of original period features still intact.

Church Road is widely regarded by many residents as the premier road in Whitchurch and this property is just a stone's throw from the centre of the 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 Villagio Pizzeria to name but a few.

There are frequent public transport links into the city centre via main bus route on Merthyr 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. The local schools at all grades are held in high regard.

These properties are generational homes and are seldom available on the open market.

Early viewing advised.

Additional Information Tenure: Freehold. Please verify via your Solicitor. Council Tax Band: H. Approximately £3,431.00 per annum. Square Footage: 2818.39 Sq Ft (Please verify via your own means). Land Transaction Tax: £24,700.00 (based on the asking price). School Catchment Info: primary catchment area: Whitchurch primary school, medium secondary catchment area: Whitchurch primary school, Welsh medium secondary school: Gantaf



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.