

REDUCED | Offers in Excess of £300,000 | St Michaels Close, Tongwynlais, Cardiff CF15 7LB

CUL-DE-SAC LOCATION! A MODERN SEMI-DETACHED FAMILY HOME LOCATED IN A QUIET CUL-DE-SAC OFF MERTHYR ROAD AND IN THE HEART OF TONGWYNLAIS. INTERNAL VIEWING ADVISED.



CHAMBERS

EST. 1992

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Description

Chambers Estate Agents have received formal instructions to bring to the market this modern semi-detached dwelling located in a quiet residential cul-de-sac known as St. Michael's Close, Tongwynlais.

The accommodation, which has been well maintained and upgraded by the current owners, briefly comprises entrance hall, cloakroom/wc, living room, modern fitted kitchen/dining room, three bedrooms and a contemporary bathroom suite. The property further benefits from gas central heating via gas boiler, Upvc double glazing, off-road parking, and a landscaped rear garden, which is relatively low maintenance, complete with a fabulous summer house, which can double as a home bar, home office, reading room, or children's playroom.

St. Michael's Close is located in the heart of Tongwynlais, which is well known for its leafy walks around the grounds of Castell Coch and its easy access to the Taff Trail for those who enjoy walking, running, cycling and so forth. There is easy access into the centre via bus and by train with the train station located in Taffs Well, which is the next village long.

This well proportioned property has been a much loved family home and internal viewing is highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1716.00 per annum.

Land Transaction Tax: £6,000.00 based on the asking price.

Square Footage: 820.75 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Tongwynlais Primary School. English medium secondary catchment area: Radyr Comprehensive School. Welsh medium primary catchment area: Ysgol Gynradd Gwaelod Y Garth. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Plasmawr.



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.