

**SOLD STC** | Guide Price £299,995 | Wyfan Place, Cardiff, South Glamorgan CF14 3DT

A MOST SPACIOUS SEMI-DETACHED FAMILY HOME SET IN LOVELY GARDENS IN CLOSE PROXIMITY TO THE UHW AND THE CITY CENTRE. NOW IN NEED OF MODERNISATION AND OFFERED TO THE MARKET WITH NO CHAIN AND VACANT POSSESSION.



CHAMBERS

EST. 1992

### Description

Chambers Estate Agents have been instructed to market this spacious semi-detached family home, which is being brought to the market for the first time in over 50 years!

The accommodation briefly comprises entrance porch, entrance hall, living room, dining room, fitted kitchen/breakfast room, cloakroom/wc, three double bedrooms and a recently converted shower room. The property further benefits from mainly Upvc double glazing, gas central heating, off-road parking, and enclosed gardens to the front, side and rear.

There is potential to extend and improve, subject to the usual planning permissions being obtained.

Wyfan Place is a quiet residential location within walking distance of the UHW and the city centre, as well as local amenities on Whitchurch Road.

This property will be offered to the market with no chain and vacant possession.

Additional Information: Freehold. Please verify via your Solicitor. Council Tax Band: D. Approximately £1716.00 per annum. Land Transaction Tax: £4,499.00 (based on the asking price of £299,995.00). Square Footage: 1060.50 Sq Ft. School Catchment Information: English medium primary catchment area: Allensbank Primary School. English medium secondary catchment area: Cathays High School. Welsh medium primary catchment area: Ysgol Mynydd Bychan. Welsh medium secondary catchment area: Ysgol Gyfun Gympar.



**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.