

REDUCED | Guide Price £400,000 | Tyn-Y-Parc Road, Rhiwbina, Cardiff CF14 6BJ

TRADITIONAL RED-BRICK BAY-FRONTED DETACHED BUNGALOW NOW IN NEED OF MODERNISATION.
NO CHAIN.



CHAMBERS

EST. 1992

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Description

Chambers Estate Agents have been instructed to bring to the market this detached bay-fronted bungalow located on Tyn-y-Parc Road, Rhiwbina.

The accommodation, which is now in need of some modernisation, briefly comprises storm porch, entrance hall, living room, dining room, fitted galley kitchen, two bedrooms and a shower room. The property further benefits from gas central heating, Upvc double glazing, off-road parking and gardens to the front and rear.

This property is full of potential and neighbouring properties have been significantly extended and improved, which has set a precedent for the type of works approved by Cardiff Council Planning Department. Any proposed extensions would be subject to the usual planning permissions being obtained.

Tyn y Parc Road is a convenient residential location situated between the popular villages of Whitchurch and Rhiwbina.

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

Additional Information:

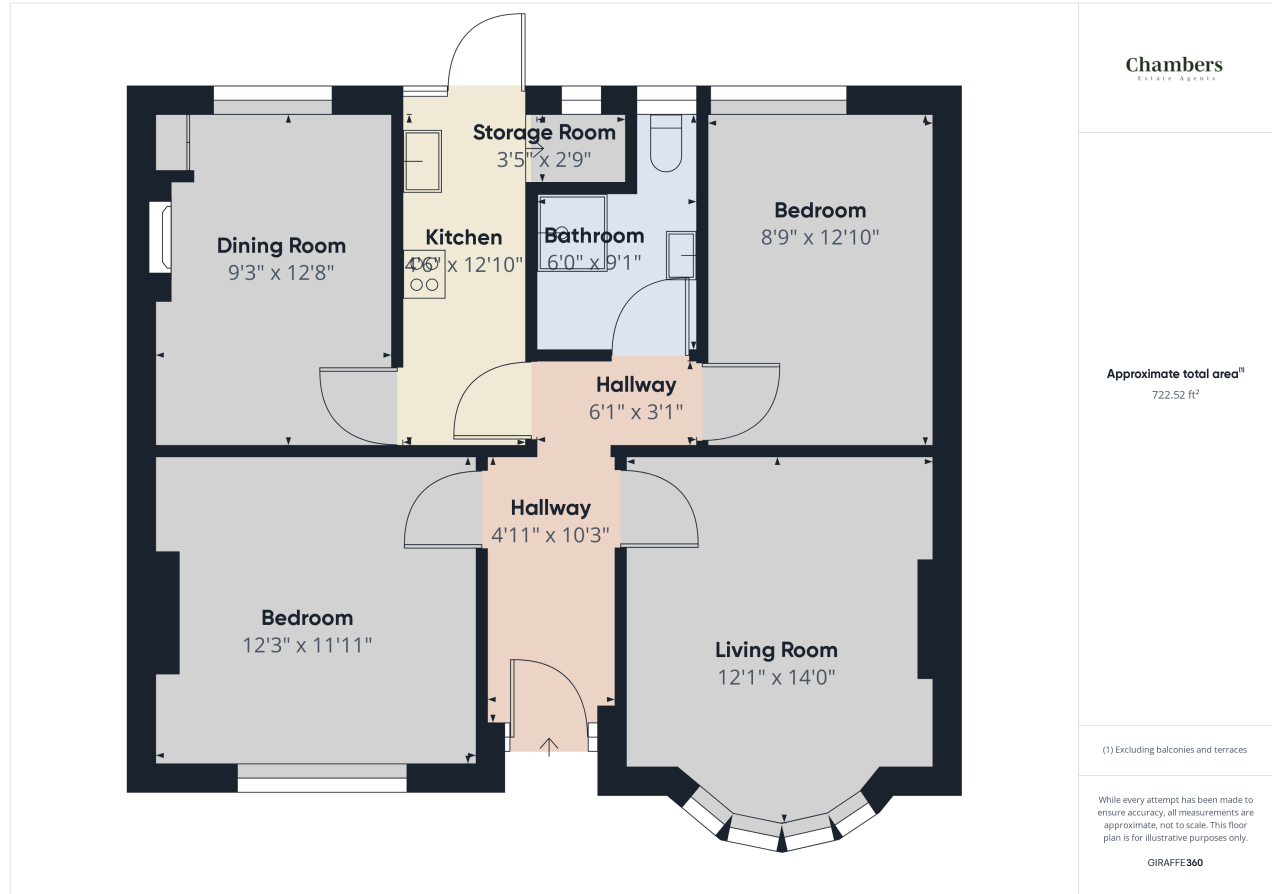
Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: F. Approximately £2478.00 per annum.

Land Transaction Tax: £12,375.00 (based on the asking price).

Square Footage: 722.52 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Rhiwbeina Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Y Wern. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



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.