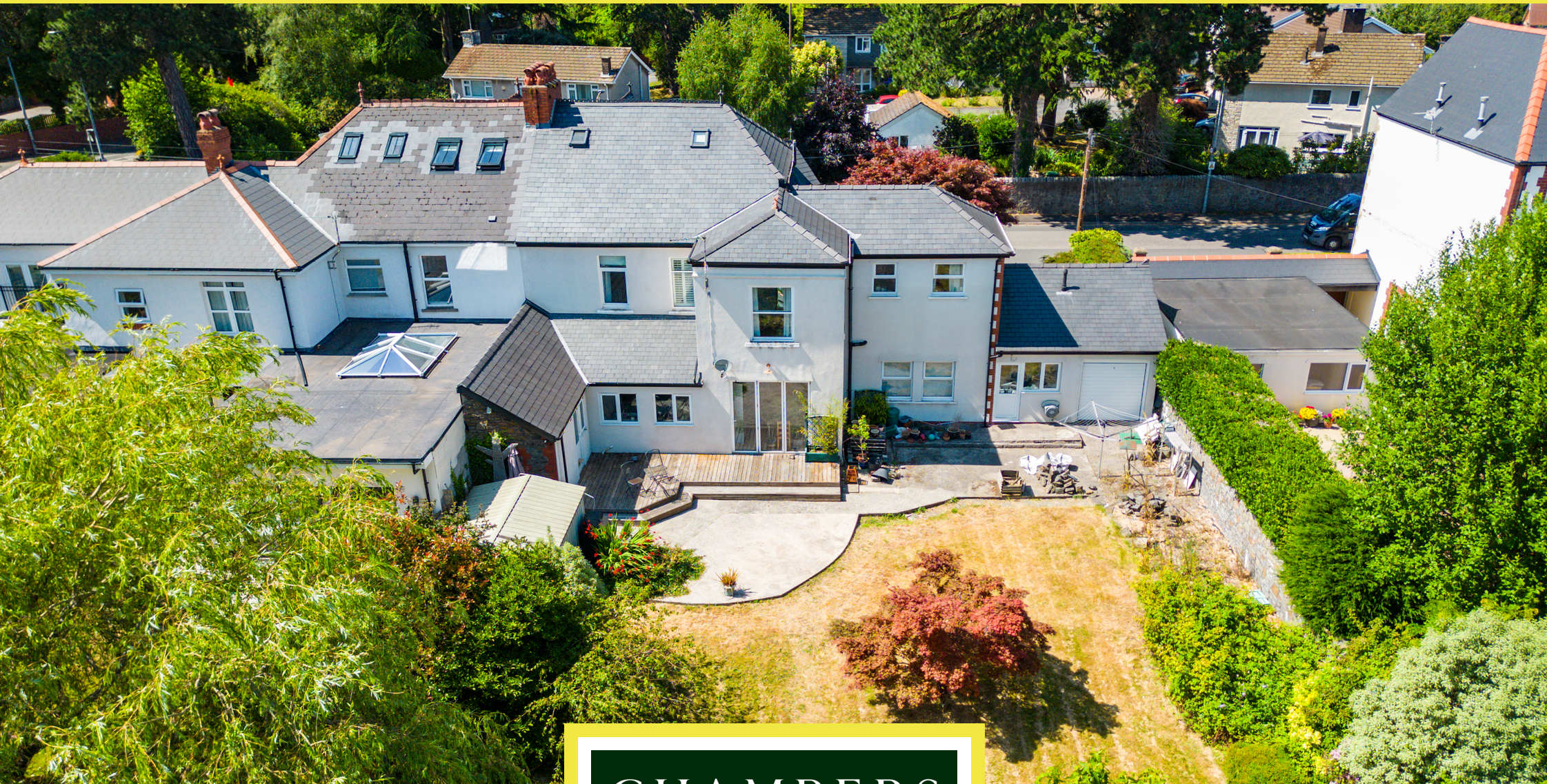


UNDER OFFER | Guide Price £1,150,000 | Church Road, Whitchurch, Cardiff CF14 2DY

A SUBSTANTIAL BAY-FRONTED PERIOD FAMILY HOME OFFERING JUST OVER 2700.00 SQ FT OF ACCOMMODATION OVER 3 FLOORS AND LOCATED WITHIN A SHORT WALK OF BOTH WHITCHURCH VILLAGE AND LLANDAFF NORTH VILLAGE. INTERNAL VIEWING HIGHLY ADVISED.



CHAMBERS

EST. 1992

Description

Chambers Estate Agents are delighted to receive formal instructions to list this substantial period home located on Church Road, Whitchurch.

The property, known as Dalry, was built in 1899 and has been occupied by the present owners since 2009. The current owners have undertaken a substantial renovation programme over the last 14 years to sympathetically restore this property to its former glory having been 'modernised' by the previous owners in the 1980's.

The accommodation, which measures just over 2700 sq ft of living space, briefly comprises entrance hall, cloakroom/wc, four reception rooms, fitted kitchen/family room, utility room, seven bedrooms, en-suite shower room and a separate shower room. The property further benefits from gas central heating, off-road parking, garage and a beautiful, private and mature rear garden, which benefits from a south-west facing aspect.

Church Road is widely regarded as one of Whitchurch's premier residential locations and is situated within a short walk of a comprehensive range of local amenities in Whitchurch and Llandaff North to include a central pharmacy, Lloyds Bank, Co-op mini-market, Coffi Lab and Villagio Pizzeria to name but a few. There is frequent public transport into the city centre via bus on Merthyr Road, Whitchurch and Station Road, Llandaff North, as well as train via the station off Evansfield Road, Llandaff North. The local schools at primary and secondary levels are some of the best in the city and there is easy access to the Taff Trail off Bridge Road in Llandaff North.

This imposing period home must be viewed to be appreciated.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor. Council Tax Band: H. Approximately £3,431.00 per annum. Land Transaction Tax: £76,750.00 (based on the asking price of £1,150,000.00). Square Footage: 2782.95 Sq Ft. School Catchment Information: English medium primary catchment area: Mynyddi Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Gymraeg Melin Celyn. Welsh medium secondary catchment area: Ysgol Gymraeg Melin Celyn. The property is subject to available planning consent. The property is a conservation area.



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.