

REDUCED | Guide Price £580,000 | Rhydhelig Avenue, Cardiff, South Glamorgan CF14 4DE

A TRADITIONAL RED-BRICK BAY-FRONTED SEMI-DETACHED FAMILY HOME LOCATED IN THE HEART OF THE HEATH AND WITHIN A SHORT WALK OF LOCAL AMENITIES, PUBLIC TRANSPORT LINKS AND THE UHW. INTERNAL VIEWING ADVISED.



CHAMBERS

EST. 1992

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Description

Chambers Estate Agents have received formal instructions to bring to the market this traditional red-brick bay-fronted semi-detached family home located on Rhydheilig Avenue, Heath.

The accommodation, which has been extended by the current owners and provides over 1400 sq ft of living space, briefly comprises entrance porch, entrance hall, cloakroom/wc, living room, sitting room, dining room, fitted kitchen, utility room, three bedrooms and a family bathroom to the first floor, and two further bedrooms and a separate shower room to the second floor. The property further benefits from gas central heating via combination boiler, Upvc double glazing, off-road parking, garage and an enclosed rear garden.

Rhydheilig Avenue is a well regarded residential location in the heart of the affluent suburb of the Heath, which is a sought after location within close proximity to amenities on Caerphilly Road, public transport links by bus and train into the city centre and arguably most famous for its proximity to the University Hospital of Wales, which makes the area particularly popular with medical professionals.

This versatile family home has been kept in excellent condition throughout by the current owners and internal viewing is highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitors.

Council Tax Band: F. Approximately £2,478.00 per annum.

Land Transaction Tax: £25,500.00 (based on the asking price of £600,000.00).

Square Footage: 1466.47 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Birchgrove Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Mynydd Bychan. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Gŵrystaw.



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.