

FOR SALE | Guide Price £435,000 | Heol Y Nant, Rhiwbina, Cardiff CF14 6BS

ARCHITECTURALLY DESIGNED BESPOKE DETACHED RESIDENCE IN A SOUGHT AFTER RESIDENTIAL LOCATION CLOSE TO ALL LOCAL AMENITIES, PUBLIC TRANSPORT LINKS, SCHOOLS AND CAEDELYN PARK. OFFERED TO THE MARKET WITH NO CHAIN AND VACANT POSSESSION.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to bring to the open market this architecturally designed bespoke detached dwelling located on Heol y Nant, Rhiwbina.

This contemporary residence has been finished to a high standard and the accommodation, which spans over 3 floors, briefly comprises entrance hall, cloakroom/wc, living room, modern fitted kitchen/dining/entertaining area with integrated appliances and a large island and utility room. To the first floor are two bedrooms and a neutral bathroom suite, and the second floor houses the master bedroom with en-suite shower room. The property further benefits from gas central heating, Upvc double glazing, off-road parking and an enclosed rear garden, which is predominantly laid to lawn.

Measuring just over 1400 sq ft, this property gives a prospective purchaser the opportunity to own a unique detached home in a desirable part of north Cardiff.

Heol y Nant is a convenient residential location within close proximity to a wide range of amenities, public transport links and local schools at primary and secondary levels. There is excellent access to the A470 & M4 link roads. Both villages in Whitchurch and Rhiwbina are a short walk from the property and Caedelyn Park is easily accessed via footpath in the top left hand corner of Heol y Nant.

Internal viewing is highly advised.

Offered for sale with no chain and vacant possession.

Additional Information:

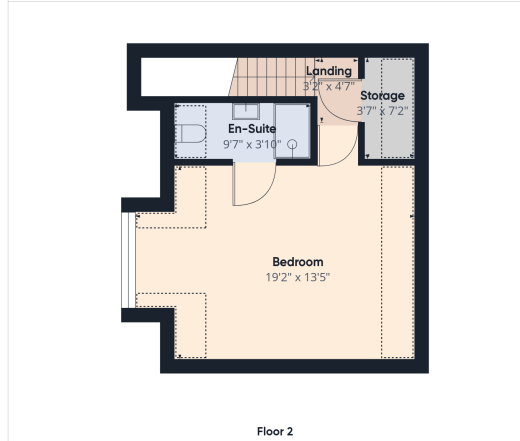
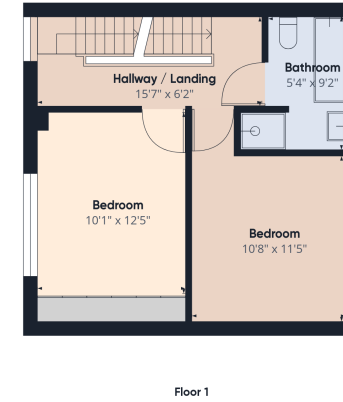
Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: TBC.

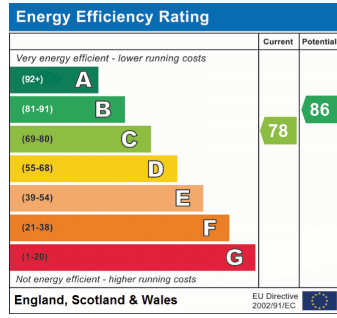
Land Transaction Tax (LTT): £13,125.00 (based on the asking price).

Square Footage: 1421.14 Sq Ft. Please verify via your own means.

School Catchment Information: English primary catchment area: Rhiwbeina Primary School. Welsh primary catchment area: Rhiwbeina Primary School. Secondary catchment area: Rhiwbeina Primary School.



Chambers ESTATE AGENTS	
Approximate total area¹ 1421.14 ft ²	
Reduced headroom 82.35 ft ²	
Excluding balconies and terraces	
Reduced headroom (below 1.5m/4.92ft)	
<small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small>	
<small>GIRAFFE360</small>	



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.