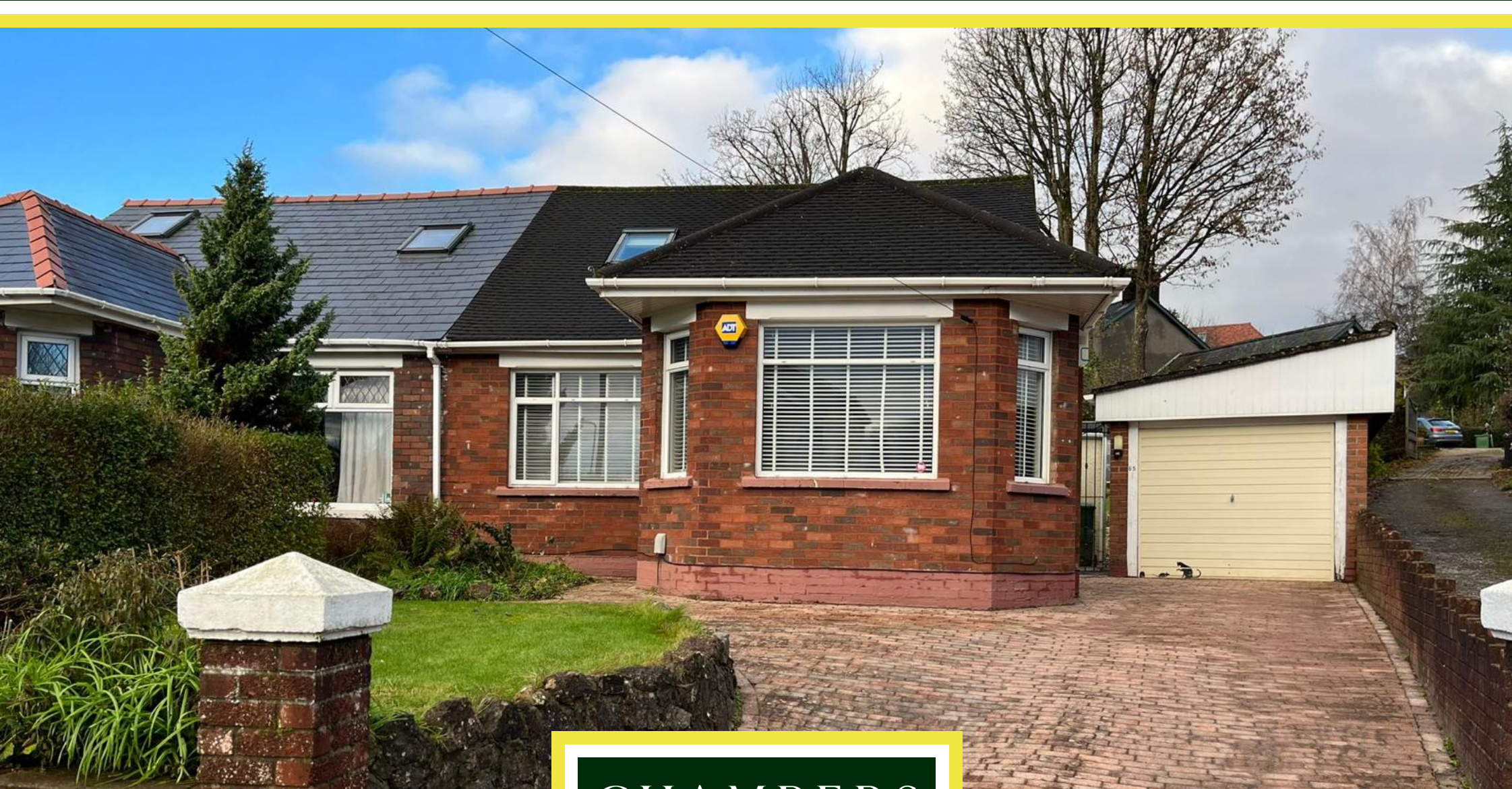


SOLD STC | Guide Price £450,000 | Pantmawr Road, Whitchurch, Cardiff CF14 7TB

TRADITIONAL BAY-FRONTED SEMI-DETACHED BUNGALOW IN A SOUGHT AFTER RESIDENTIAL LOCATION ON THE OUTSKIRTS OF WHITCHURCH VILLAGE. NO CHAIN.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to receive formal instructions to market this traditional bay-fronted semi-detached bungalow situated on Pantmawr Road, Whitchurch.

The accommodation, which is just over 1300 square feet in size over 2 floors, briefly comprises entrance hall, living room/dining room, fitted kitchen, utility room, two bedrooms and a contemporary shower room to the ground floor. To the first floor are two further bedrooms and a bathroom. The property further benefits from gas central heating via combination boiler, Upvc double glazing, off-road parking, detached garage and well tended gardens to the front and rear elevations.

Pantmawr Road is a sought after residential location on the outskirts of Whitchurch village and within walking distance of local amenities, public transport links and the Taff Trail. There is easy access to the A470 & M4 link roads.

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

Internal viewing is advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £1952.00 per annum.

Land Transaction Tax: £14,250.00 based on the asking price.

Square Footage: 1382.00 Sq Ft. Please verify via your own means.

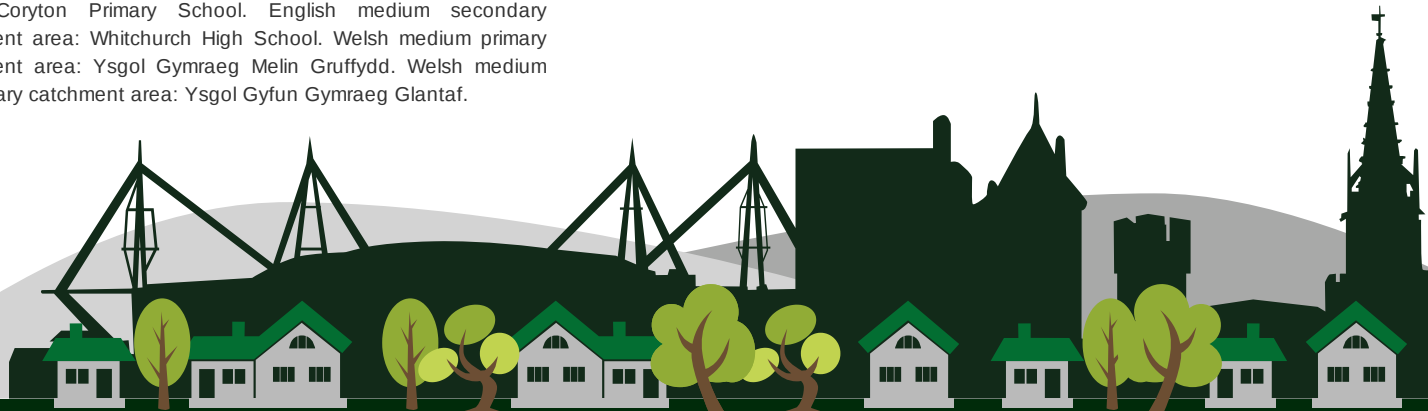
School Catchment Information: English medium primary catchment area: Coryton Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Gymraeg Melin Gruffydd. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



GROSS INTERNAL AREA
TOTAL: 1,382 sq ft
FLOOR 1: 929 sq ft, FLOOR 2: 453 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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.