

SOLD STC | Guide Price £569,995 | Kelston Road, Cardiff, South Glamorgan CF14 2AG

TRADITIONAL BAY-FRONTED SEMI-DETACHED DWELLING LOCATED IN THE HEART OF WHITCHURCH VILLAGE AND ENJOYING A SOUTH-WEST FACING ASPECT. INTERNAL VIEWING ADVISED.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents have received formal instructions to bring to the market this traditional bay-fronted semi-detached dwelling located on Kelston Road, Whitchurch.

The accommodation, which has been cosmetically upgraded by the current owners, briefly comprises entrance hall, living room, dining room, fitted kitchen, utility room and ground floor cloakroom/wc to the ground floor. To the first floor are three bedrooms and a family bathroom, and the fourth bedroom with ensuite shower room occupy the second floor. The property further benefits from gas central heating via combination boiler, Upvc double glazing, off-road parking for two vehicles and a well-maintained landscaped rear garden, which benefits from a south-west facing aspect.

Kelston Road is a popular residential location off Heol Don and situated in the heart of Whitchurch village. The local village has a wide range of amenities within walking distance to include Coffi Lab, Gathering Ground, Lloyds Pharmacy, Gourmet Butcher and Tesco mini-market to name but a few. Library Park is at the bottom of the road and there is easy access to the Taff Trail off Velindre Road. There is frequent public transport into the city centre via bus and train and the link roads for the A470 & M4 motorway are easily accessible making commuting relatively easy from this very convenient location.

The property is also within catchment area for particularly sought after schools, both Welsh and English speaking, at primary and secondary levels, subject to availability.

Internal viewing is recommended.

Additional Information:

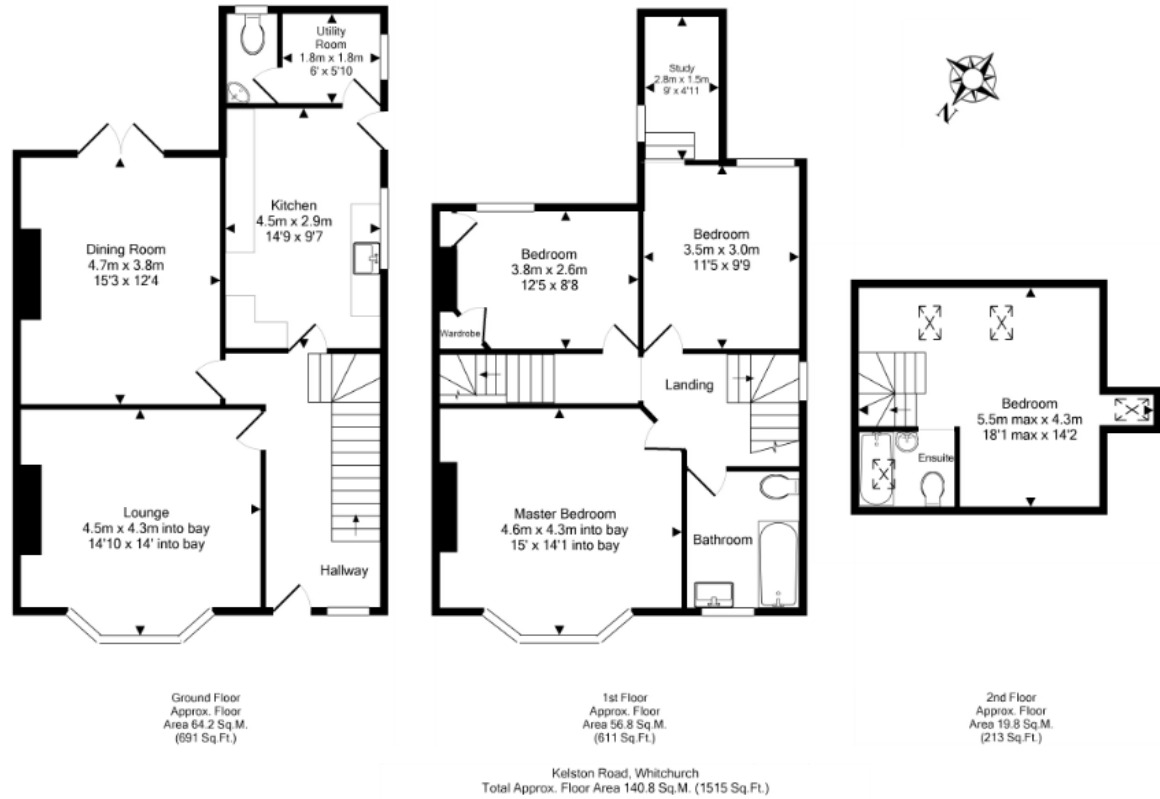
Tenure: Freehold. Please confirm via your Solicitor.

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

Land Transaction Tax (LTT): £23,249.00 (based on the asking price of £569,995).

Square Footage: 745.00 Sq. Ft. Please verify via your own means.

School Catchment Area:



This floorplan is to be used for illustrative purposes only, the location of doors, windows, appliances and any other items is approximate. Unauthorized reproduction is prohibited. Made with Metropix ©2019

Secondary schools are:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(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.