


# FOR SALE

029 2052 2106 

[chambersestateagents.co.uk](http://chambersestateagents.co.uk) 

[info@chambersestateagents.co.uk](mailto:info@chambersestateagents.co.uk) 

A SPACIOUS 1ST FLOOR MAISONETTE SITUATED IN A POPULAR RESIDENTIAL LOCATION IN THE HEART OF WHITCHURCH VILLAGE. NO CHAIN.

## CHAMBERS

EST. 1992



38a Tyn-Y-Pwll Road, Whitchurch, Cardiff, South Glamorgan CF14 1AS

## Description

Chambers Estate Agents have been instructed to market this spacious 1st floor maisonette situated on Tyn-y-Pwll Road, Whitchurch.

The accommodation, which is neutrally decorated throughout, briefly comprises entrance hall, open plan kitchen/diner/living room, three bedrooms and a neutral bathroom suite. The property further benefits from gas central heating via combination boiler and Upvc double glazing.

Tyn y Pwll Road is a convenient residential location within walking distance of all local amenities, public transport links, the Taff Trail and the University Hospital of Wales (UHW).

Offered to the market with no chain and vacant possession.

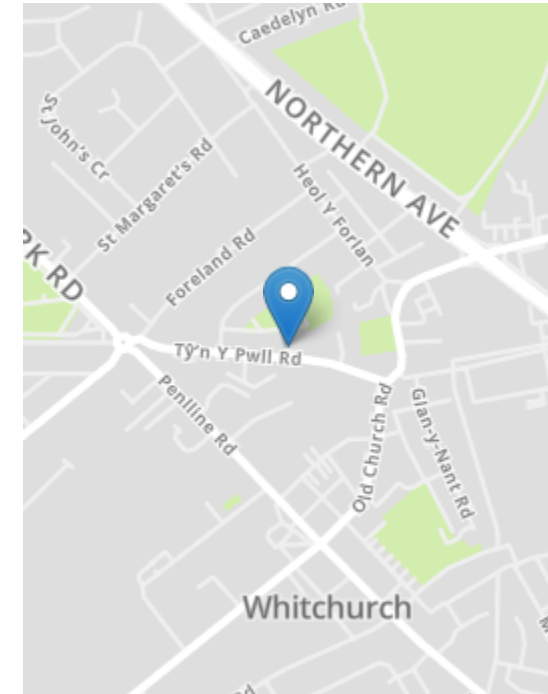
### Additional Information:

Tenure: Leasehold. New lease to be issued on completion.

Council Tax Band: D. Approximately £1,716.00 per annum.

Land Transaction Tax: £0. Based on the asking price of £199,995.00

Square Footage: 603.58. Please verify via your own means.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.



Floor 1

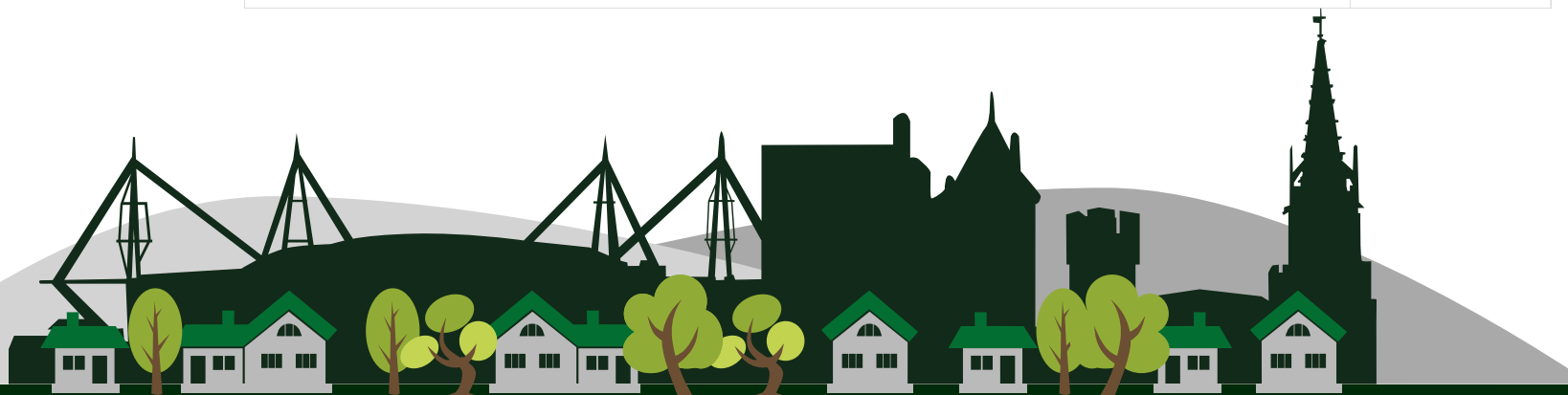
CHAMBERS  
EST. 1992

Approximate total area<sup>(1)</sup>  
603.58 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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.