

FOR SALE | Guide Price £599,995 | Y Groes, Rhiwbina, Cardiff, South Glamorgan CF14 6DX

A FINE EXAMPLE OF A CHARMING SEMI-DETACHED DWELLING OCCUPYING A QUIET CORNER SPOT ON ARGUABLY RHIWBINA'S MOST SOUGHT AFTER GARDEN VILLAGE ADDRESS.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents have the distinct pleasure of bringing to the open market this charming semi-detached dwelling located on Y Groes, Rhiwbina.

The accommodation, which has been well maintained and improved by the current owners, briefly comprises entrance hall, living room, sitting room, kitchen/diner, three bedrooms and a shower room. The property further benefits from gas central heating, off-road parking, detached garage and well tended gardens to the front, side and rear. The property is nestled in the far right corner of Y Groes and overlooks the well tended communal green.

Furthermore, the property has historical significance to the local area with Edgar Chappell a resident between 1914 and 1924.

Y Groes is arguably the jewel in the crown of Rhiwbina's Garden Village and is just a stroll from the wide range of amenities that Rhiwbina has to offer.

The local schools are particularly sought after.

Internal viewing is highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Listing: The property is a grade II CADW listed property. Please ask for further information.

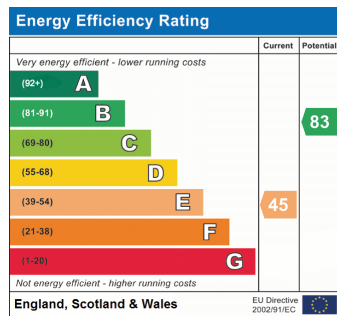
Council Tax Band: F. Approximately £2639.00 per annum.

Land Transaction Tax: £25,499.00 (based on the asking price).

School Catchment Information: English medium primary catchment area: Rhiwbeina Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Y Wern. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.

Local Area and Information:

Rhiwbina is a particularly popular Cardiff suburb located approximately 3 miles from the city centre. It is well served by public transport and has a direct link road to the city. It is a well established residential area with a wide range of amenities and services available.



Independent valuations are available for properties in the area. There are lovely walks via the Taff Trail and the Wenallt both a short distance from the property. **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.