

**SOLD STC** | Guide Price £695,000 | Heol Y Coed, Rhiwbina, Cardiff CF14 6HR

DETACHED DWELLING OCCUPYING A SUPERIOR SPOT WITH PANORAMIC VIEWS OVER THE CAPITAL AND BACKING ONTO THE 9TH GREEN AT WHITCHURCH GOLF CLUB. NO CHAIN.



CHAMBERS

EST. 1992





## Description

Chambers Estate Agents are delighted to bring to the open market this detached dwelling located on one of Rhiwbina's finest residential roads.

The accommodation briefly comprises entrance porch, entrance hall, cloakroom/wc, access to the integral garage, living room, conservatory, fitted kitchen/dining room, study, three bedrooms and a family bathroom. The property further benefits from gas central heating, Upvc double glazing, off-road parking and an enclosed rear garden, which enjoys a sunny aspect.

Heol y Coed is arguably one of Rhiwbina's most sought after residential locations and this particular property backs directly onto the 9th green of Whitchurch Golf Club. Situated within a short walk from popular Rhiwbina village, which offers a wide range of independent and corporate businesses to include Coffi Lab, Co-op mini-market, Snails deli, Alliance Pharmacy, Juboraj restaurant, Parsons bakery and Michelle Marsh salon to name but a few.

Located approximately 3 miles outside of the city centre there is frequent public transport via train, accessed via Lon Isa, and bus with a main bus route located on Heol y Deri. There is also easy access to the A470 and M4 link roads making this north Cardiff suburb ideal for those who commute.

The local schools, particularly at primary level, are held in high regard.

Offering fantastic scope to extend and improve, subject to the relevant planning permissions being obtained. There are a number of examples along the road that set a variety of precedents for a wide range of extensions and improvements.

This property enjoys panoramic views over the city and offers a tremendous opportunity for a prospective purchaser to create something quite spectacular.

Offered to the market with no chain and vacant possession.

Additional Information: Tenure: Freehold  
Solicitor:  
Council Tax Band: G. A  
Land Transaction Tax:  
School Catchment:

area: Rhiwbina Primary School  
catchment area: Whitchurch High School, Welsh medium primary

**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.

