

**SOLD STC** | Guide Price £550,000 | Heol Waun Y Nant, Whitchurch, Cardiff CF14 1JZ

EXTENDED AND MUCH IMPROVED BAY-FRONTED SEMI-DETACHED DWELLING LOCATED ON A QUIET RESIDENTIAL SIDE STREET OFF WHITCHURCH 'COMMON'. NO CHAIN.



CHAMBERS

EST. 1992



## Description

Chambers Estate Agents have received formal instructions to bring to the market this semi-detached dwelling located on the popular Heol Waun y Nant, Whitchurch.

The accommodation, which has been improved by the current owners, briefly comprises entrance porch, entrance hall, living room, dining room, sitting room, fitted kitchen, utility room and a cloakroom/wc. Three bedrooms and the family bathroom occupy the first floor and the master bedroom with en-suite shower room occupy the second floor. The property further benefits from gas central heating via combination boiler, Upvc double glazing, partially converted garage, additional brick-built storage shed, off-road parking for 3 cars and an enclosed rear garden, which is mature and well maintained.

Heol Waun y Nant is a very popular residential location situated off Whitchurch 'Common' and is a short walk from the centre of Whitchurch Village, which offers a comprehensive range of independent and corporate businesses to include a Lloyd's Pharmacy, Co-op convenience store, Fino Lounge, Coffi Lab and Villaggio Pizzeria to name but a few.

There are frequent public transport links into the city centre via main bus route on College Road and a direct train line from Llandaff North train station off Evansfield Road, Llandaff North. There is easy access to the Taff Trail and the access roads for the A470 & M4 motorway are just a short drive away. This is a great location for those who commute on a regular basis.

The local schools at all grades are held in high regard.

Internal viewing for this well presented family home is encouraged.

### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

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

Land Transaction Tax: £21,750.00 (based on the asking price)

Square Footage: 1516.00 Sq Ft.

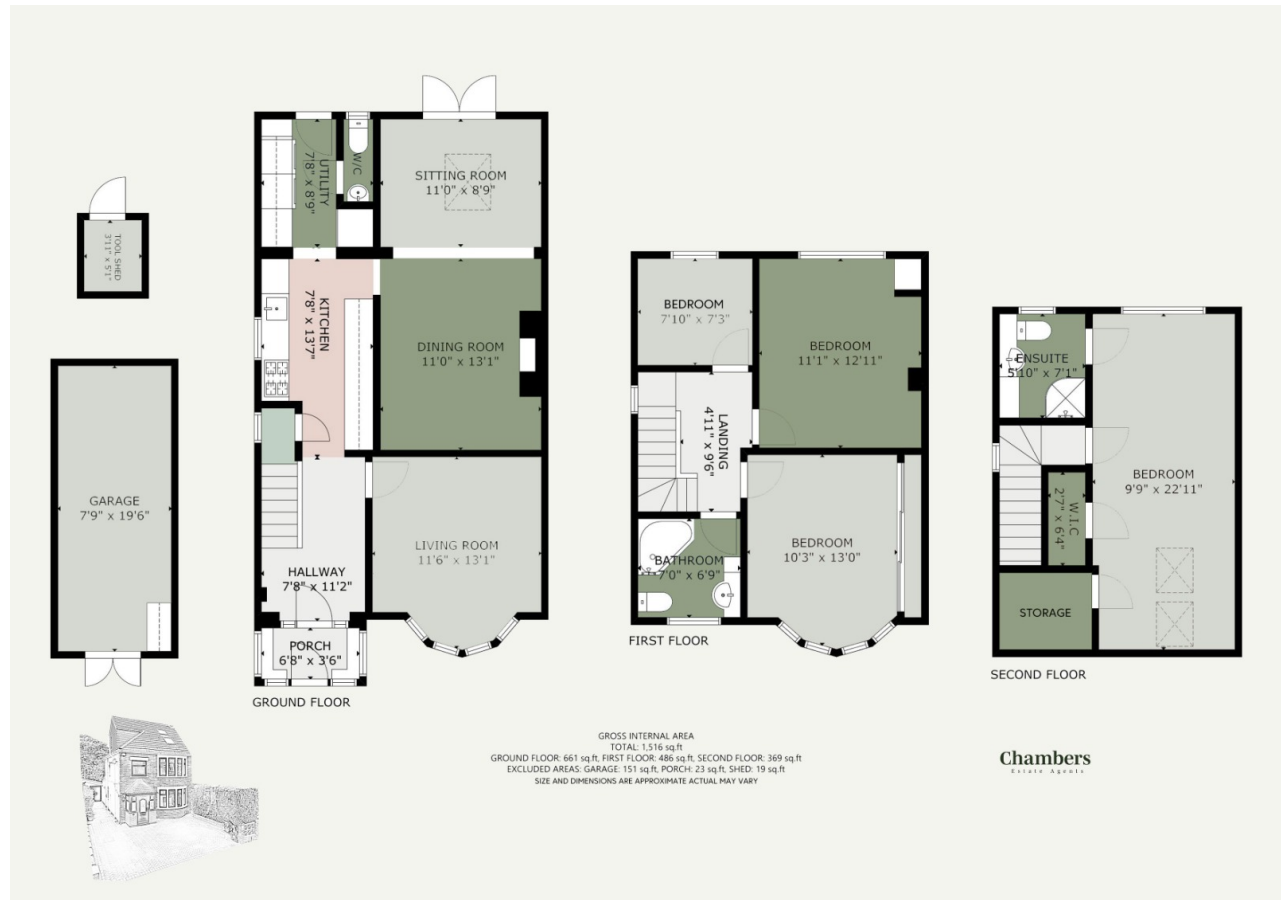
School Catchment Information: English

primary catchment area: Whitchurch Primary School

secondary catchment area: Whitchurch

primary catchment area: Ysgol

secondary catchment



**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.