





REDUCED

Guide Price £499,995

Cefn Mably Road, Lisvane, Cardiff

-  3 Bedroom
-  1 Bathroom
-  2 Receptions



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Property Descriptions

Chambers Estate Agents are delighted to bring to the market this traditional bay-fronted semi-detached dwelling situated on Cefn Mably Road, Lisvane.

The accommodation, which has been tastefully modernised throughout by the current owner, briefly comprises entrance porch, entrance hall, cloakroom/wc, living room with access to an elevated patio area overlooking the rear garden, dining room, fitted kitchen and utility area, three bedrooms and a four piece bathroom suite. The property further benefits from gas central heating, Upvc double glazing, off-road parking, garage and an enclosed rear garden, which is predominantly laid to lawn.

There is further scope to extend, subject to the relevant planning permissions being obtained.

Penffordd, Cefn Mably Road, is conveniently positioned for local amenities, public transport links and schools in the heart of Lisvane.

This spacious family home should be viewed to be appreciated.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

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

Land Transaction Tax (LTT): £17,999.00 based on the asking price.

Square Footage: 1186.00 Sq Ft.

School Catchment Information: English medium primary catchment area: Illysfaen

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

Chambers

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