



**SOLD
STC**

Guide Price £360,000

2 Pantmawr Road, Whitchurch,
Cardiff, South Glamorgan CF14 7TF

 3 Bedroom

 1 Bathroom

 2 Receptions

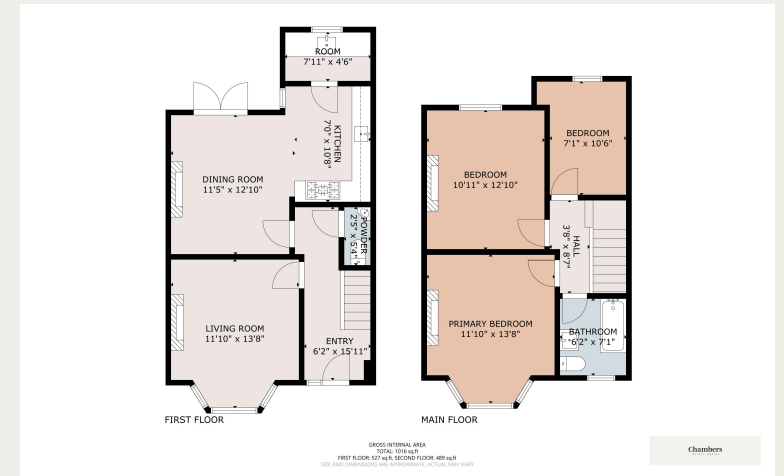


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Property Descriptions

Chambers Estate Agents have received formal instructions to bring this traditional red-brick bay-fronted mid-terrace dwelling to the open market.

Located on Pantmawr Road, this property has been renovated throughout by the current owner and the accommodation briefly comprises storm porch, entrance hall, cloakroom/wc, living room, open plan kitchen/dining room, utility room, three bedrooms a family bathroom. The property further benefits from a new central heating system, full re-wire, new Upvc double glazed windows, new roof, off-road parking via tarmac drive and a particularly spacious rear garden.

Pantmawr Road is a residential location on the outskirts of Whitchurch village. This is an excellent location for professionals and young families with public transport links virtually on the doorstep, as well as the Taff Trail, and excellent school catchment for schools at primary and secondary levels.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £2233.00 per annum.

Land Transaction Tax: £9,000.00 based on the asking price.

Square Footage: 1016.00 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Coryton Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Gymraeg Melin Gruffudd

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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