

SOLD STC | £1,100,000 | Church Road, Whitchurch, Cardiff, South Glamorgan CF14 2DY

A SPACIOUS EDWARDIAN BAY-FRONTED SEMI-DETACHED HOME ON A SOUGHT-AFTER WHITCHURCH STREET, OFFERING OVER 2,300 SQ FT OF ACCOMMODATION, 4 BEDROOMS, A SOUTH-WEST FACING GARDEN, GARAGE, AND EXCELLENT TRANSPORT LINKS TO CARDIFF AND BEYOND.



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Description

A distinguished Edwardian bay-fronted residence, this impressive red-brick property is set on one of Whitchurch's most desirable and picturesque streets.

Offering over 2,300 sq ft of versatile accommodation, the home comprises a welcoming entrance porch, spacious hallway, cloakroom/WC, elegant living room, formal dining room, breakfast room, light-filled conservatory, well-appointed kitchen, utility room, four generous bedrooms, family bathroom, separate shower room, and an additional WC. The property benefits from ample off-road parking, a garage with electric door access, and a beautifully landscaped southwest-facing garden, providing a perfect space for relaxation and outdoor entertaining.

Church Road is a highly sought-after tree-lined avenue in the heart of Whitchurch, known for its charming period homes and its proximity to a wide range of village amenities on Merthyr Road.

Residents can enjoy an array of independent shops including a greengrocer and delicatessen, as well as cafes, restaurants, public houses, and essential services such as supermarkets, a bank, and a post office.

Commuters are well-served by excellent public transport links, with regular bus services from Merthyr Road and Station Road, and Llandaff train station only 0.3 miles away, offering direct services to Cardiff Queen Street and Cardiff Central stations. From there, rail connections to major cities such as London, Bristol, Manchester, and Birmingham are easily accessible.

The property is also conveniently located just 2.6 miles from Junction 32 of the M4, providing swift access to west Wales and beyond.

This exceptional home offers a unique opportunity for a discerning buyer to tailor the property to their own tastes, while retaining its much-loved character and charm.

Additional Information:

Tenure: Freehold. Please verify via HM Land Registry.

Council Tax Band: H. Approximate value: £350,000.

Land Transaction Tax: £10,000.

Square Footage: 2,300 sq ft.

School Catchment:

primary catchment area: Whitchurch Primary School, secondary catchment area: Whitchurch High School, Welsh medium primary catchment area: Ysgol Ysgolion.

secondary catchment area: Ysgol Ysgolion.

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.



GROSS INTERNAL AREA
TOTAL: 2,261 sq ft
GROUND FLOOR: 1,334 sq ft, FIRST FLOOR: 1,027 sq ft
EXCLUDED AREAS: GARAGE: 257 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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