

# FOR SALE | Guide Price £535,000 | Kelston Road, Whitchurch, Cardiff CF14 2AJ

A BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME LOCATED ON THE DESIRABLE KELSTON ROAD IN WHITCHURCH, CARDIFF. OFFERING SPACIOUS INTERIORS, A PRIVATE GARDEN, AND OFF-ROAD PARKING, THIS PROPERTY IS PERFECT FOR FAMILY LIVING. SITUATED IN A SOUGHT-AFTER SUBURB KNOWN FOR ITS VILLAGE CHARM, EXCELLENT SCHOOLS, AND SUPERB TRANSPORT LINKS TO CARDIFF CITY CENTRE AND BEYOND.



## CHAMBERS

EST. 1992

## Description

For Sale: Kelston Road, Whitchurch, Cardiff.

A delightful three-bedroom semi-detached home set on the quiet and highly sought-after Kelston Road in Whitchurch. This attractive property offers generous living spaces, a private garden, easy access to local amenities and excellent proximity to both Welsh and English speaking schools, making it the perfect family residence.

The accommodation, which is tastefully presented throughout, briefly comprises entrance hall, cloakroom/wc, living room, sitting room, fitted kitchen/diner, three bedrooms and a family bathroom. The property further benefits from gas central heating, Upvc double glazing, detached garage, enclosed rear garden and off-road parking via paved driveway.

Whitchurch is widely regarded as one of Cardiff's most desirable residential areas, known for its blend of village charm and close proximity to the city centre. With a population of around 14,000, it maintains a strong community feel, offering a range of independent shops, cafes, and restaurants along its high street. The area is particularly popular with families due to the outstanding schools, including Whitchurch High School, and its abundance of green spaces, such as Whitchurch Common and the scenic Taff Trail.

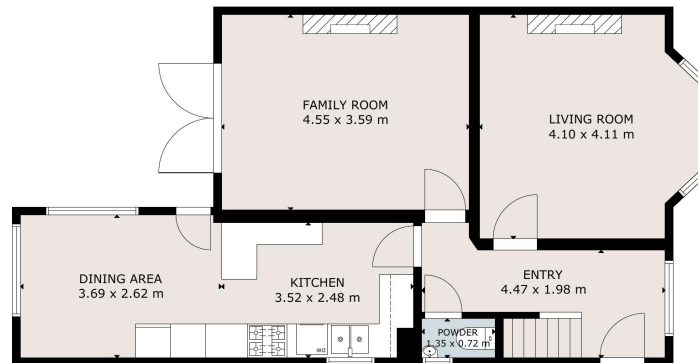
Whitchurch is highly sought after for its excellent selection of schools, offering both Welsh and English-medium education. Families are well-served by schools such as Ysgol Gymraeg Melin Gruffydd, a renowned Welsh-medium primary school, and the popular Whitchurch Primary School. At the secondary level, parents have the option of the highly regarded Whitchurch High School for English-medium education or Ysgol Gyfun Gymraeg Glantaf, a leading Welsh-medium comprehensive school in the nearby area.

Whitchurch boasts excellent transport links with easy access to the M4 motorway and regular bus and train services connecting to Cardiff city centre, just a few miles away. Residents benefit from proximity to local businesses and the renowned Velindre Hospital. The area offers a superb lifestyle with the convenience of local amenities.

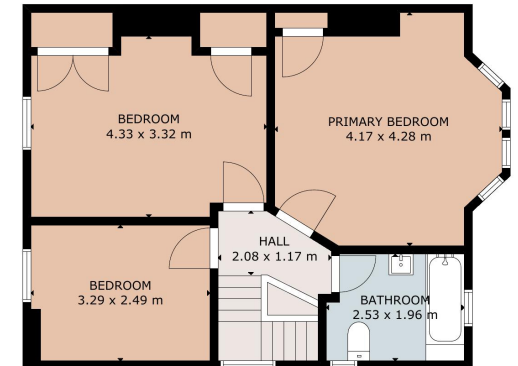
Whitchurch's popularity is reflected in its well-established reputation as one of Cardiff's most attractive suburbs.

**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.

For more information or to arrange a viewing, please contact us



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 114 m<sup>2</sup>  
GROUND FLOOR: 62 m<sup>2</sup>, FIRST FLOOR: 52 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Chambers

