

REDUCED | Offers in Excess of £498,000 | Wyon Close, Llandaff, Cardiff CF5 2RN

CHAMBERS ESTATE AGENTS HAVE RECEIVED FORMAL INSTRUCTIONS TO BRING TO THE MARKET THIS MODERN DETACHED DWELLING LOCATED IN A QUIET RESIDENTIAL CUL-DE-SAC KNOWN AS WYON CLOSE, DANESCOURT.



CHAMBERS

EST. 1992



Description

The accommodation, which is over 1500 sq ft in size, briefly comprises entrance hall, wc, living room, kitchen/dining room with integrated appliances, utility room, 2 conservatories, study, four bedrooms, one en-suite shower room and a family bathroom. The property further benefits from a separate garage, Upvc double glazing, gas central heating, parking for 2 x cars, landscaped gardens front & back.

Wyon Close is located within close proximity to local amenities and public transport links. There is easy access to both Llandaff and Radyr villages, which offer a range of amenities and the link roads for the A470 & M4 motorway are just a short drive from the property.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: F. Approximately £2472.00 per annum.

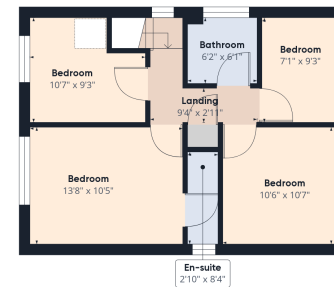
Land Transaction Tax: £19,875.00 (based on the asking price of £525,000)

Square Footage: 1574.56 Sq Ft.

AVAILABLE TO VIEW from Saturday 1st of June 2024.



Floor 0



Floor 1

Chambers
ESTATE AGENTS

Approximate total area⁽¹⁾
1574.56 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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