



## FOR SALE

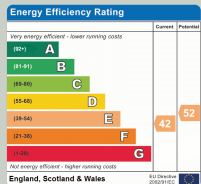
Guide Price £195,000

Merthyr Road, Whitchurch, Cardiff


 2 Bedroom

 1 Bathroom

 1 Receptions

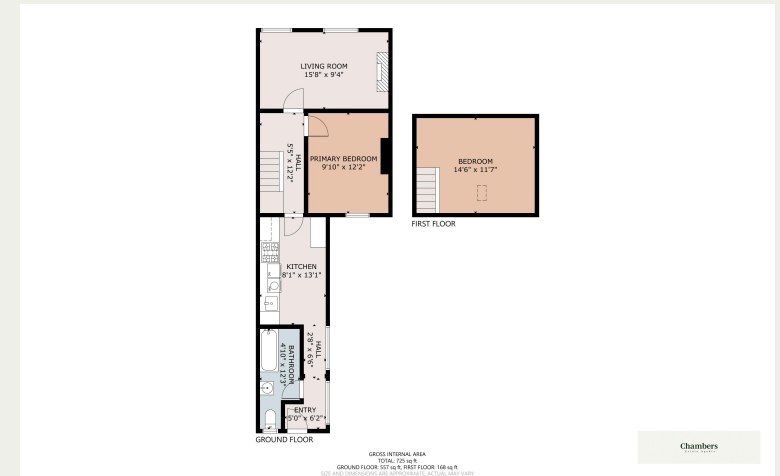


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### Property Descriptions

An individual duplex maisonette located in the heart of sought after Whitchurch.

The accommodation briefly comprises entrance hall, fitted kitchen/breakfast room, living room, two bedrooms and a bathroom. The property further benefits from Upvc double glazing, gas central heating, enclosed rear garden, off-road parking via carport.

The property is located on Merthyr Road, which is home to a diverse range of village amenities on Merthyr Road including a wide selection of independent businesses such as a greengrocer, a delicatessen, cafes, restaurants and public houses as well as corporate businesses such as supermarkets, a bank and a sub post office.

Residents benefit from excellent public transport links into the city centre with a regular bus service from both Merthyr Road and Station Road, as well as Llandaff train station situated approximately 0.3 miles from the property with frequent direct trains to Cardiff Queen Street and Cardiff Central stations, for rail connections to London, Bristol, Manchester and Birmingham among several other destinations.

The property is located approximately 2.6 miles from the M4 Junction 32, connecting to west Wales or London.

This property would make an ideal first time purchase, or Pied-à-terre, and is offered to the market with no chain and vacant possession

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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