

REDUCED | Guide Price £350,000 | Heol Y Nant, Rhiwbina, Cardiff, South Glamorgan CF14 6BS

A TRADITIONAL BAY-FRONTED SEMI-DETACHED DWELLING IN A SOUGHT AFTER RESIDENTIAL LOCATION A SHORT WALK FROM LOCAL AMENITIES, PUBLIC TRANSPORT LINKS AND CAEDELYN PARK. NO CHAIN.



CHAMBERS

EST. 1992

## Description

Chambers Estate Agents have received formal instructions to bring to the market this traditional bay-fronted semi-detached dwelling located on Heol y Nant, Rhiwbina.

The accommodation, which is well presented and neutrally decorated throughout, briefly comprises entrance hall, living room, dining room, modern fitted kitchen, three bedrooms and a family bathroom. The property further benefits from gas central heating, Upvc double glazing, off-road parking and well maintained gardens.

Heol y Nant is a popular residential location on the outskirts of both Whitchurch and Rhiwbina villages with a wide range of local amenities just a short walk from the property. There is easy access to public transport links into the city centre with a central train line located off Pen-y-Dre, Rhiwbina and a main bus route on Pantbach Road, Rhiwbina. Caedelyn Park is accessed via footpath on the corner of Heol y Nant and is a great short cut into Rhiwbina village.

Offered to the market with no chain and vacant possession.

### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: F. Approximately £2478.00 per annum.

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

Square Footage: 877.61 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Rhiwbeina Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Y Wern. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



**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.