

SOLD STC | Guide Price £289,995 | Caerphilly Road, Birchgrove, Cardiff CF14 4AF

EXTENDED PERIOD BAY-FRONTED SEMI-DETACHED DWELLING WITHIN CLOSE PROXIMITY TO THE UHW.



CHAMBERS

EST. 1992

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Description

Chambers Estate Agents have received formal instructions to bring this period bay-fronted semi-detached dwelling to the open market.

Located on Caerphilly Road and benefitting from a double-storey extension to the side, the accommodation briefly comprises entrance porch, entrance hall, living room, dining room, fitted kitchen, conservatory, four bedrooms, one en-suite shower room and a family bathroom. Further benefits include Upvc double glazing, gas central heating, enclosed rear garden, off-road parking and detached garage accessed via rear lane off St. George's Road, Heath.

The property does require upgrading, but offers plenty of potential for any prospective purchaser to further extend and improve, subject to the relevant planning permissions being obtained.

The property is conveniently positioned for amenities on Caerphilly Road and the University of Hospital of Wales (UHW) is a short walk from the property. The city centre is approximately 3 miles from the property and for those who commute, there is frequent public transport available via bus and train. The A470 & M4 link roads are a short drive from the property.

Internal viewing highly advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: E. Approximately £2233.00 per annum.

Land Transaction Tax: £3,899.00 based on the asking price.

Square Footage: 1208.05 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Birchgrove Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Mynydd Bychan. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Gŵylfa.

