

FOR SALE | Guide Price £525,000 | Wyon Close, Llandaff, Cardiff, South Glamorgan 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.



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.