

SOLD STC | £399,995 | Heol Dolwen, Whitchurch, Cardiff, South Glamorgan CF14 1RX

CHAMBERS ESTATE AGENTS HAVE BEEN FORMALLY INSTRUCTED TO BRING TO THE MARKET THIS TRADITIONAL DOUBLE-BAY FRONTED DETACHED BUNGALOW LOCATED ON HEOL DOLWEN, WHITCHURCH.



CHAMBERS

EST. 1992

029 2052 2106

chambersestateagents.co.uk



Description

The accommodation briefly comprises storm porch, entrance hall, living room, dining room, fitted kitchen, two double bedrooms, cloak/wc and shower room. The property further benefits from original features to include flooring and doors, gas central heating, Upvc double glazing, off-road parking & detached garage, a fantastic rear garden, which is private and enclosed.

Heol Dolwen is a quiet residential road located just off Whitchurch common and a short walk from Whitchurch village and its wide range of independent and corporate businesses to include Coffi Lab, Co-op mini market, Lloyds Pharmacy, Fino Lounge, Villaggio Pizzeria, Boots, Tesco mini-market and the Plough public house to name but a few.

Whitchurch is widely regarded as one of Cardiff's most sought after residential suburbs and it is located approximately 3 miles outside of the city centre. There is frequent public transport via bus and train into the city centre and beyond, which makes it a great location for those who commute.

Whitchurch has a population of approximately 14,000 and the local schools at primary and secondary level, both Welsh and English speaking, are held in high regard. The Taff Trail is a fantastic way to explore Cardiff's green spaces and can be accessed off College Road, Llandaff North.

Additional Information:

Tenure: Freehold. Please verify via your solicitor.

Council Tax Band: F

Land Tax: £390



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



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.

School Catchment Information: Whitchurch Primary School, English medium secondary area.