

REDUCED | Offers in Excess of £625,000 | Llantrisant Road, Llandaff, Cardiff CF5 2PX

IN SOUGHT-AFTER LLANDAFF, CHAMBERS ESTATE AGENTS ARE DELIGHTED TO PRESENT THIS EXCITING OPPORTUNITY! THIS SPACIOUS 4-BED DETACHED HOUSE OFFERS THE PERFECT PROJECT FOR RENOVATORS AND DEVELOPERS. RENOVATE TO CREATE YOUR DREAM HOME OR TAKE ADVANTAGE OF PLANNING PERMISSION (REF: 23/01772/FUL) TO BUILD 4 PREMIUM FLATS. GREAT LOCATION NEAR SHOPS, SCHOOLS AND TRANSPORT! DON'T MISS OUT - VIEWINGS RECOMMENDED!



CHAMBERS

EST. 1992



Description

This impressive four-bedroom detached house occupies a generous corner plot in a sought-after Llandaff location. Ideal for those seeking a project, it offers the flexibility to be either renovated and extended into a dream family home or demolished and redeveloped into four premium flats (planning permission for the latter is already in place: Reference No: 23/01772/FUL).

The light and spacious accommodation comprises an entrance hall, cloakroom, lounge, dining room, breakfast room, and kitchen on the ground floor. The first floor features four bedrooms and a shower room.

The property boasts a sizeable front, side, and rear garden, along with a driveway and a single garage, providing ample space for either renovation or potential development (subject to the approved plans).

Situated on the corner of Llantrisant Road and Gillian Road, Wayside enjoys easy access to Llandaff Village with its local shops, amenities, and excellent primary and secondary schools within walking distance. Great public transport links connect you to Cardiff City Centre for a convenient commute. Don't miss out on this exciting opportunity – internal viewings are a must!

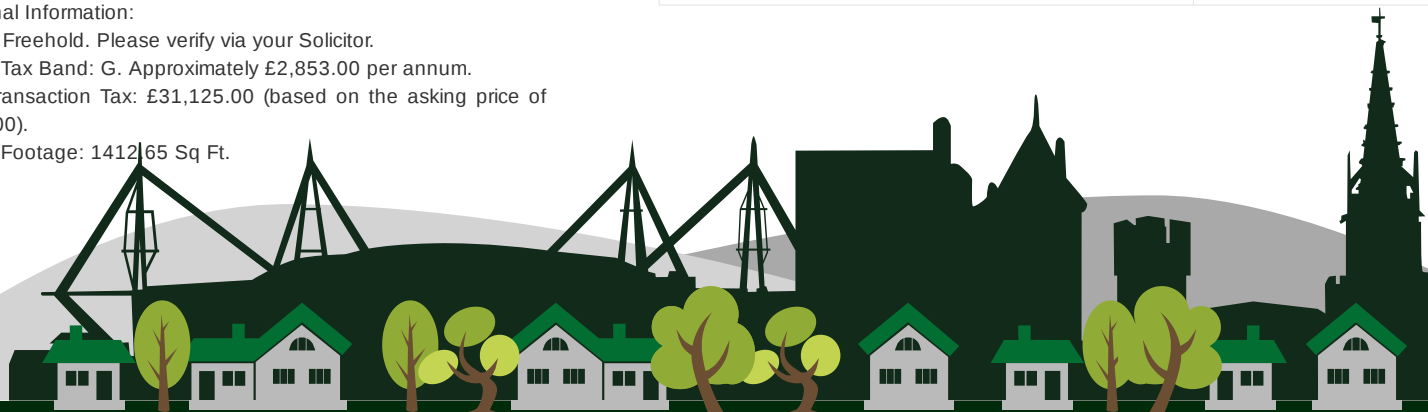
Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: G. Approximately £2,853.00 per annum.

Land Transaction Tax: £31,125.00 (based on the asking price of £675,000).

Square Footage: 1412/65 Sq Ft.



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.