

FOR SALE | Guide Price £795,000 | Church Road, Whitchurch, Cardiff, South Glamorgan CF14 2DX

UNIQUE DETACHED DWELLING SITUATED ON ARGUABLY ONE OF WHITCHURCH'S MOST SOUGHT AFTER RESIDENTIAL LOCATIONS IN THE HEART OF WHITCHURCH VILLAGE AND ENJOYING FANTASTIC LANDSCAPED GARDENS. NO CHAIN.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to bring to the market this unique detached dwelling located on Church Road, Whitchurch.

The accommodation, which is far more spacious than one might expect, briefly comprises entrance hall, ground floor bathroom, living room, dining room, fitted kitchen, utility room, four bedrooms and a large four piece bathroom suite. The property further benefits from a single garage, off-road parking and beautiful gardens to the rear, which enjoy a south-west facing aspect.

This detached dwelling is unlike any other property on Church Road in terms of its appearance and is now in need of modernisation throughout. Any prospective buyer will have the opportunity to modernise this home to their taste, subject to the usual planning permissions being obtained. Church Road and a handful of other roads in the immediate vicinity are in a conservation area and certain restrictions apply.

Church Road is located in the heart of Whitchurch village and is within a short walk of local amenities, public transport links, the Taff Trail and local schools and primary and secondary levels.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: H. Approximately £3431.00 per annum.

Land Transaction Tax: £41,250.00 (based on the asking price of £795,000).

Square Footage: 2049.00 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Whitchurch Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Gymraeg Melin Gruffydd. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf. School catchment is subject to availability.



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.