

SOLD STC | Guide Price £1,199,995 | Church Road, Whitchurch, Cardiff CF14 2EA

A SUBSTANTIAL BAY-FRONTED PERIOD DWELLING LOCATED ON ONE OF WHITCHURCH'S FINEST ROADS.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents have received formal instructions to market this beautiful bay-fronted semi-detached family home located on Church Road, Whitchurch.

The accommodation, which has been cosmetically improved by the current owner, briefly comprises entrance hall, cloakroom/wc, entrance vestibule, living room, drawing room, sitting room, modern fitted kitchen with integrated appliances open plan with a dining area and family room, utility room, five bedrooms, en-suite four-piece bathroom to the master bedroom and a family bathroom.

The property further benefits from the original sash windows to the front elevation, fantastic original features to include fireplaces, flooring, doors, coving and architraves, complimentary Upvc sash windows to the rear elevation, gas central heating via combination boiler, detached garage, large patio area and a fantastic size rear garden, which is predominantly laid to lawn.

Church Road is widely regarded by many local residents as the premier road in Whitchurch and this property is just a stone's throw from the centre of the village, which offers a comprehensive range of independent and corporate businesses to include a Lloyd's Pharmacy, Co-op convenience store, Fino Lounge, Coffi Lab and Villaggio Pizzeria to name but a few.

There are frequent public transport links into the city centre via main bus route on Merthyr Road and a direct train line from Llandaff North train station off Evansfield Road, Llandaff North. There is easy access to the Taff Trail and the access roads for the A470 & M4 motorway are just a short drive away. This is a great location for those who commute on a regular basis.

The local schools at all grades are held in high regard.

Internal viewing for this beautiful period home encouraged.

Additional Information:
Tenure: Freehold. Please verify via HM Land Registry.
Council Tax Band: H (100% of the Council Tax Band means)
Land: 1,500 sq ft

catchment area: Ysgol Gymraeg, Melin Gwffydd, Welsh medium secondary catchment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F	29	
(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.