

REDUCED | Guide Price £265,000 | Wyfan Place, Cardiff, South Glamorgan CF14 3DT

WELL PROPORTIONED SEMI-DETACHED FAMILY HOME IN A RESIDENTIAL LOCATION ON THE OUTSKIRTS OF CARDIFF CITY CENTRE. NOW IN NEED OF MODERNISATION. NO ONWARD CHAIN.



CHAMBERS

EST. 1992

### Description

Chambers Estate Agents have been instructed to market this spacious semi-detached family home, which has been in the same family since built and is now being offered to the open market for the first time.

The accommodation briefly comprises entrance porch, entrance hall, living room, dining room, fitted kitchen, cloakroom/wc, three bedrooms, bathroom and a separate WC. The property further benefits from mainly Upvc double glazing, gas central heating, off-road parking, and enclosed gardens to the front and rear.

There is potential to extend and improve, subject to the usual planning permissions being obtained.

Wyfan Place is a quiet residential location within walking distance of the UHW and the city centre, as well as local amenities on Whitchurch Road.

This property will be offered to the market with no chain and vacant possession.

**Additional Information:**

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: D. Approximately £1716.00 per annum.

Land Transaction Tax: £2,400.00 (based on the asking price).

Square Footage: 994.55 Sq Ft. Please verify via your own means.

School Catchment Information: English medium primary catchment area: Allensbank Primary School. English medium secondary catchment area: Cathays High School. Welsh medium primary catchment area: Ysgol Mynydd Bychan. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



**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.