

SOLD STC | £625,000 | Kelston Road, Whitchurch, Cardiff, South Glamorgan CF14 2AH

CHAMBERS ESTATE AGENTS HAVE RECEIVED FORMAL INSTRUCTIONS TO BRING TO THE MARKET THIS PERIOD RED BRICK BAY-FRONTED SEMI-DETACHED DWELLING LOCATED ON KELSTON ROAD, IN THE HEART OF WHITCHURCH VILLAGE.



CHAMBERS

EST. 1992

029 2052 2106

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Description

Chambers Estate Agents have received formal instructions to bring to the market this period bay-fronted semi-detached dwelling located on Kelston Road, Whitchurch.

The accommodation, which has had its period features well preserved, briefly comprises entrance hall, living room, dining room, sitting room, fitted kitchen, utility room and ground floor shower room. To the first floor are four bedrooms and a family bathroom, and the fifth bedroom with en-suite shower room occupy the second floor.

The property further benefits from gas central heating via combination boiler, Upvc double glazing, off-road parking for one vehicle and a well-maintained landscaped rear garden with garage & rear lane access.

Kelston Road is a popular residential location off Heol Don and situated in the heart of Whitchurch village. The local village has a wide range of amenities within walking distance to include Coffi Lab, Gathering Ground, Lloyds Pharmacy, Gourmet Butcher and Tesco mini-market to name but a few. Library Park is at the bottom of the road and there is easy access to the Taff Trail off Velindre Road.

There is frequent public transport into the city centre via bus and train and the link roads for the A470 & M4 motorway are easily accessible making commuting relatively easy from this very convenient location. The property is also within catchment area for particularly sought after schools, both Welsh and English speaking, at primary and secondary levels, subject to availability.

Internal viewing is recommended.

Additional Information: Tenure: Freehold. Please confirm via your Solicitor.

Council Tax Band: G. Approximately £2,895.00 per annum.

Land Transaction Tax (LTT): £27,375 (10% price of £625,00).

Square Footage: 1790 sq ft means.



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.