

REDUCED | Offers in Excess of | Pendwyallt Road, Whitchurch, Cardiff, South Glamorgan CF14 7EF
NEW-BUILD DETACHED DWELLING ON THE OUTSKIRTS OF WHITCHURCH VILLAGE. EXCEPTIONAL FINISH
THROUGHOUT. NO CHAIN.



CHAMBERS

EST. 1992



Description

Chambers Estate Agents are delighted to receive formal instructions to market this new-build detached dwelling located on Pendwyallt Road, Whitchurch.

The accommodation, which has been finished to an exacting standard by these developers, briefly comprises entrance hall, cloakroom/wc, living room, sitting room, contemporary open plan kitchen/diner/family room with a fabulous island and 5 panel bi-fold doors leading out to the garden, four bedrooms, family bathroom and en-suite shower room. The property further benefits from Upvc double glazing, gas central heating, enclosed low maintenance rear garden, solar panels, mechanical ventilation system, a 10 year ICW latent defect warranty and off-road parking for several vehicles via driveway to the front elevation.

Pendwyallt Road is a convenient residential location situated on the outskirts of Whitchurch village and it is well connected by public transport links making access in and around Cardiff, and beyond, seamless. Whitchurch village is within walking distance and residents can enjoy the vibrant atmosphere and amenities in the immediate area. There is easy access to the A470 & M4 link roads and the Taff Trail is accessed just a few hundred yards off Pendwyallt Road. The local schools have excellent reputations.

Offered to the market with no chain and vacant possession.

Internal viewing advised.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: To be verified.

Square Footage: 1385.00 Sq Ft. Please verify via your own means.

Land Transaction Tax: £17,999.00 (based on the asking price).

School Catchment Information: English medium primary catchment area: Coryton Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Gymraeg Melin Guffydd, Welsh medium secondary catchment area: Ysgol Gyfun.



GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 1385 sq.ft.
GROUND FLOOR: 702 sq.ft. FIRST FLOOR: 683 sq.ft.
SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.