

FOR SALE | Guide Price £199,995 | Lon-Y-Celyn, Whitchurch, Cardiff CF14 7BW

EXTREMELY SPACIOUS AND VERSATILE 1ST FLOOR MAISONETTE OFFERED TO THE MARKET WITH NO ONWARD CHAIN.



CHAMBERS

EST. 1992



## Description

Chambers Estate Agents have received formal instructions to bring to the market this extremely spacious 1st floor maisonette located on Lon y Celyn, Whitchurch.

The accommodation, which has been well maintained, briefly comprises entrance porch, entrance hall, living room, dining room/bedroom, fitted kitchen, master bedroom and bathroom. The property further benefits from gas central heating, Upvc double glazing, off-road parking, garage and communal gardens.

Lon y Celyn is a quiet residential location on the outskirts of Whitchurch village and is popular for its public transport links, access to the Taff Trail and easy access to the A470 and M4 link roads.

Offered to the market with no chain and vacant possession.

### Additional Information:

Tenure: Share of the Freehold. 999 year lease in place from February 2010.

No ground rent or service charge payable.

Council Tax Band: C. Approximately £1624.00 per annum.

Land Transaction Tax: £0.00 based on the asking price.

Square Footage: 978.87 Sq Ft. Please verify via your own 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.