

FOR SALE | Guide Price £765,000 | Bishops Road, Whitchurch, Cardiff CF14 1LY

A MODERNISED PERIOD BAY-FRONTED DWELLING ON ONE OF WHITCHURCH'S MOST SOUGHT AFTER STREETS IN THE HEART OF THE VILLAGE.



CHAMBERS

EST. 1992

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### Description

Chambers Estate Agents are delighted to receive formal instructions to bring this period bay-fronted dwelling to the open market.

The accommodation, which has been improved by the current owner, briefly comprises entrance porch, entrance hall, living room, sitting room, dining room, fitted kitchen, utility room and a ground floor shower room. To the first floor are four bedrooms, one of which benefits from an en-suite shower room and a family bathroom. The property further benefits from gas central heating, off-road parking and a private, enclosed rear garden, which is well established.

Bishops Road, which is nestled in the heart of Whitchurch, is a street of beautiful period homes just a short walk from a diverse range of village amenities on Merthyr Road including a wide selection of independent businesses such as a greengrocer, a delicatessen, cafes, restaurants and public houses as well as corporate businesses such as supermarkets, a bank and a sub post office.

Residents benefit from excellent public transport links into the city centre with a regular bus service from both Merthyr Road and Station Road, as well as Llandaff train station situated approximately 0.3 miles from the property with frequent direct trains to Cardiff Queen Street and Cardiff Central stations, for rail connections to London, Bristol, Manchester and Birmingham among several other destinations.

The property is located approximately 2.6 miles from the M4 Junction 32, connecting to west Wales or London.

Internal viewing advised.

#### Additional Information:

Tenure: Freehold. Please verify via your Solicitor.  
Council Tax Band: G, approximately £3,000.00 per annum.  
Land Transaction Tax: £38,250.00 (based on the asking price).  
Square Footage: 1477 sq ft (1477 sq ft) means.  
School Catchment: [unclear]  
are [unclear]



GROSS INTERNAL AREA  
TOTAL: 1656 sq ft  
GROUND FLOOR: 935 sq ft, FIRST FLOOR: 755 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>72</b>
(55-68)	<b>D</b>	<b>57</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.