

FOR SALE | Guide Price £650,000 | Alltmawr Road, Cyncoed, Cardiff CF23 6NQ

A DETACHED FREEHOLD DWELLING LOCATED ON A SOUGHT AFTER RESIDENTIAL STREET IN THE HEART OF CYNCOED WITHIN A SHORT WALK OF THE LOCAL VILLAGE AND ITS AMENITIES. NO CHAIN.



CHAMBERS

EST. 1992

Description

Chambers Estate Agents are delighted to receive formal instructions to bring this spacious detached bungalow to the open market.

The accommodation, which has been well maintained throughout, briefly comprises entrance porch, entrance hall, living room/sitting room, dining room, modern fitted kitchen with integrated appliances, a versatile third reception room, which could be used as a utility room, or converted into a bedroom, two double bedrooms, en-suite shower room and family bathroom. The property further benefits from gas central heating, off-road parking and low maintenance gardens to the front, side and rear.

Alltawr Road is a popular residential location in the heart of Cyncoed, which is one of Cardiff's most sought after suburbs located approximately 3 miles outside of the city centre. There are excellent local amenities to include a Co-op mini-market, cafe, pharmacy and Post Office, as well as Cardiff Golf Club, which is a highly regarded private members course. The Reservoir has recently reopened together with an on-site cafe and parking, and is popular with those looking to take part in water sports and nature walks.

The property lies within the catchment area of the sought after Rhydyphenau Primary School and the highly respected Cardiff High School. The transport links are fantastic with the A48 and M4 within a couple of miles whether you need to travel East or West of Cardiff.

Offered to the market with no chain and vacant possession.

Additional Information:

Tenure: Freehold. Please verify via your Solicitor.

Council Tax Band: H. Approximately £3654.00 per annum.

Square Footage: 1435.00 Sq Ft. Please verify via your own means.

Land Transaction Tax (LTT): £29,250.00 based on the asking price.

School Catchment Information: English

area: Rhydyphenau Primary School

catchment area: Cardiff High School

catchment area: Ysgol

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GROSS INTERNAL AREA
TOTAL: 1435 sq.ft
GROUND FLOOR: 1435 sq.ft
EXCLUDED AREAS: PORCH: 56 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY

GROUND FLOOR

Chambers
ESTATE AGENTS