

**SOLD STC** | Guide Price £895,000 | Wingfield Road, Whitchurch, Cardiff CF14 1NJ

PERIOD BAY-FRONTED SEMI-DETACHED DWELLING LOCATED ON A WIDE RESIDENTIAL ROAD CLOSE TO ALL LOCAL AMENITIES, PUBLIC TRANSPORT LINKS AND LOCAL SCHOOLS.



CHAMBERS

EST. 1992



### Description

Chambers Estate Agents are delighted to be instructed on this attractive red-brick bay-fronted semi-detached dwelling located on the much sought after Wingfield Road, Whitchurch.

The accommodation, which has been much improved by the current owners, briefly comprises entrance porch, entrance hall, living room, sitting room, fitted kitchen/dining room, utility room, ground floor shower room, four bedrooms, family bathroom and a loft room. The property further benefits from gas central heating via combination boiler, off-road parking for several vehicles and an enclosed rear garden.

Wingfield Road, which is nestled in the heart of Whitchurch, is a picturesque tree-lined 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 £3,045.00 per annum.

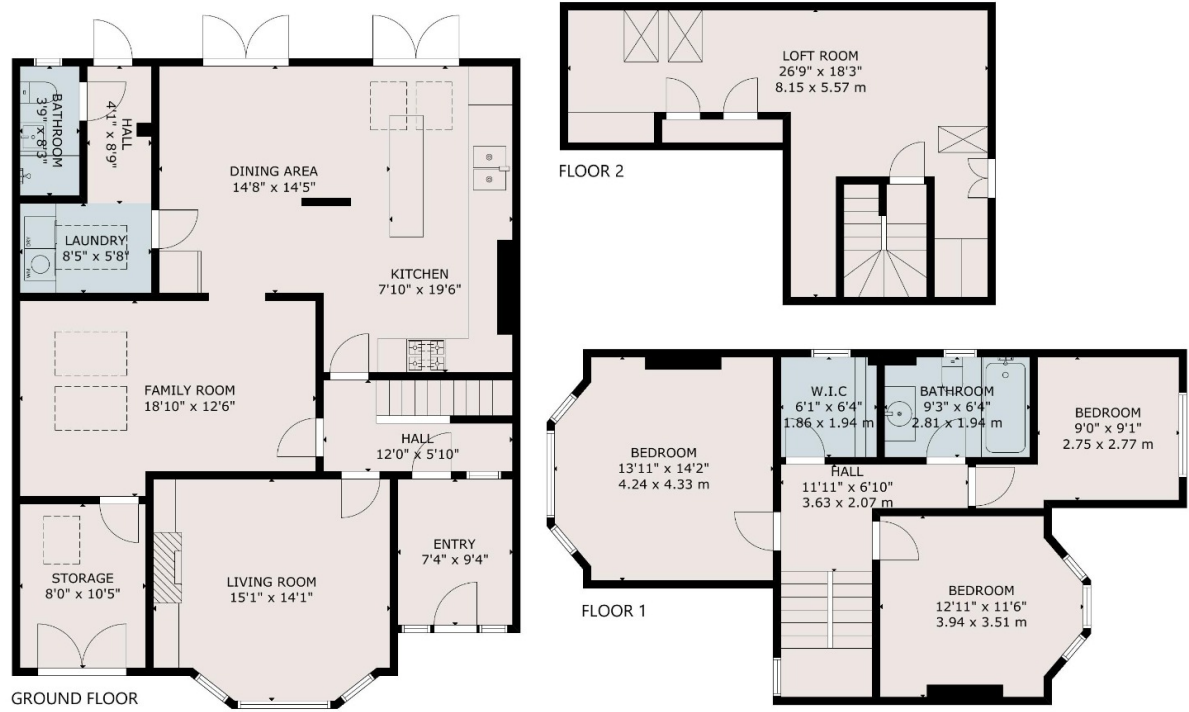
Land Transaction Tax: £1,250.00 (based on the asking price).

Square Footage: 2,199 Sq. Ft. Please verify via your own means.

School Catchment:

area: W...

cat...



GROSS INTERNAL AREA  
TOTAL: 2,199 sq ft  
GROUND FLOOR: 1,201 sq ft, FLOOR 1: 648 sq ft, FLOOR 2: 350 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>	72	80
(55-68)	<b>D</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.