

# Chambers

Estate Agents



Lon-y-Celyn, Whitchurch, Cardiff, South Glamorgan, CF14 7BJ  
Guide Price £290,000



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A spacious, neutrally decorated end-terrace home on the popular Lon-y-Celyn in Whitchurch. The property offers two reception rooms, a modern kitchen, three bedrooms and a family bathroom, alongside gas central heating, double glazing and a large landscaped rear garden with a sunny aspect. Offered with no chain.



3 Bedrooms



1 Bathrooms



2 Receptions





The accommodation is arranged over two floors and briefly comprises an entrance porch and hallway, a well-proportioned living room and a separate dining room, ideal for both everyday family life and entertaining. A modern fitted kitchen completes the ground floor, enjoying a pleasant outlook over the rear garden. To the first floor are three bedrooms, all of good size, together with a family bathroom.

To the rear of the property is a superbly sized, enclosed garden which has been thoughtfully landscaped and benefits from a sunny aspect, offering an attractive and private outdoor space suitable for relaxation, dining or family use. Further advantages include gas central heating, uPVC double glazing and the potential to extend, subject to the relevant planning consents being obtained.

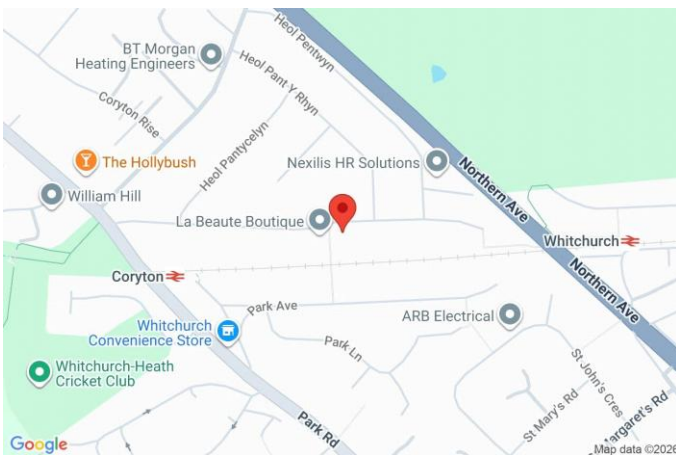
Lon-y-Celyn is a well-regarded residential location positioned just off Park Road and ideally placed for a range of local amenities. The property benefits from excellent transport links, including regular bus services on Park Road, access to the Coryton train line, and convenient routes to the Taff Trail, A470 and M4 motorway, making it particularly well suited to commuters.

Tenure: Freehold (TBC)  
Council Tax Band: D

EPC: E  
Total area (approx.): 974 sq ft



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South Glamorgan, CF14 7BJ



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**Chambers**  
Estate Agents

35 Merthyr Road, Whitchurch,  
Cardiff, CF14 1DB

[info@chambersestateagents.co.uk](mailto:info@chambersestateagents.co.uk)  
029 2052 2106

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