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Glan-y-Nant Terrace, Whitchurch, Cardiff, South Glamorgan, CF14 1AN
Guide Price £250,000



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Traditional two-bedroom mid-terrace home in the heart of Whitchurch Village, offered with no onward chain and vacant possession. Well maintained throughout but now requiring modernisation, providing excellent potential for first-time buyers and investors alike. Features include two reception rooms, fitted kitchen, utility area, enclosed rear garden with lane access, gas central heating and uPVC double glazing.



2 Bedrooms



1 Bathrooms



2 Receptions





This mid-terrace period property presents a wonderful opportunity for first-time buyers, investors or those seeking to create a home tailored to their own tastes and requirements. Having been lovingly cared for over the years, the property is now ready for a programme of updating and modernisation, allowing purchasers to add significant value and personalise the accommodation.

The accommodation briefly comprises an entrance hall, living room, separate dining room, fitted kitchen and utility area to the ground floor. To the first floor are two bedrooms and a shower room. Further benefits include gas central heating, uPVC double glazing and an established, enclosed rear garden enjoying rear lane access.

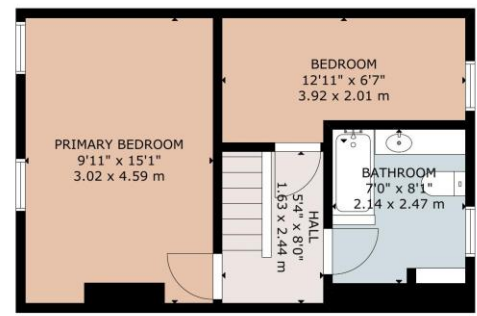
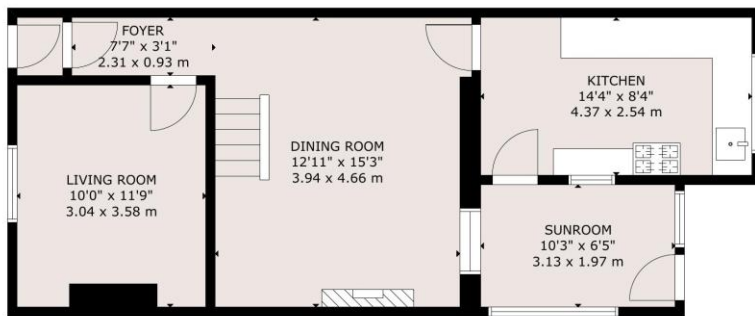
Whitchurch remains one of Cardiff's most desirable residential locations, renowned for its vibrant village atmosphere, excellent range of independent shops, cafés, restaurants and everyday amenities. The property is conveniently positioned within walking distance of the University Hospital of Wales and benefits from excellent public transport links, including regular bus services and nearby train stations providing easy access to Cardiff city centre, approximately 5 kilometres away. The A470 and M4 motorway network are also readily accessible, making the property ideal for commuters.

Tenure: Freehold (to be confirmed) EPC: TBC.

Council Tax Band: D Total area (approx.): 917 sq ft



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GROSS INTERNAL AREA
TOTAL: 86 m²/917 sq ft
GROUND FLOOR: 53 m²/566 sq ft, FIRST FLOOR: 33 m²/351 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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