

Chambers

Estate Agents



Cottrell Road, Whitchurch, Cardiff, South Glamorgan, CF14 1PZ
Guide Price £325,000



Cottrell Road, Whitchurch, Cardiff, South
Glamorgan, CF14 1PZ
Guide Price £325,000

A handsome period red-brick double bay-fronted mid-terrace home in the heart of Whitchurch village, offering three bedrooms, two reception rooms, loft room, gardens and excellent potential to modernise, improve and add value, subject to consent. No chain and vacant possession.

- 
3 Bedrooms
- 
1 Bathrooms
- 
2 Receptions





A handsome period red-brick double bay-fronted home in the heart of Whitchurch village, offering excellent potential to modernise, improve and add value. Cottrell Road is an extremely popular residential address, positioned just off Mervyn Road and within easy reach of the many amenities, schools and transport links that make Whitchurch one of north Cardiff's most desirable suburbs.

The property itself is a characterful mid-terrace dwelling, now requiring updating throughout, but offering a wonderful opportunity for a prospective purchaser to create a home to their own style and specification. With attractive period proportions, a traditional double bay-fronted elevation and scope for further improvement, this is a property with considerable potential.

The accommodation briefly comprises a storm porch, entrance hall, living room, dining room, fitted galley kitchen and cloakroom/wc to the ground floor. To the first floor are three bedrooms and a family bathroom, while a loft room provides additional useful space. The property further benefits from some uPVC double glazing, gas central heating via a combination boiler, and low maintenance gardens to both the front and rear elevations.

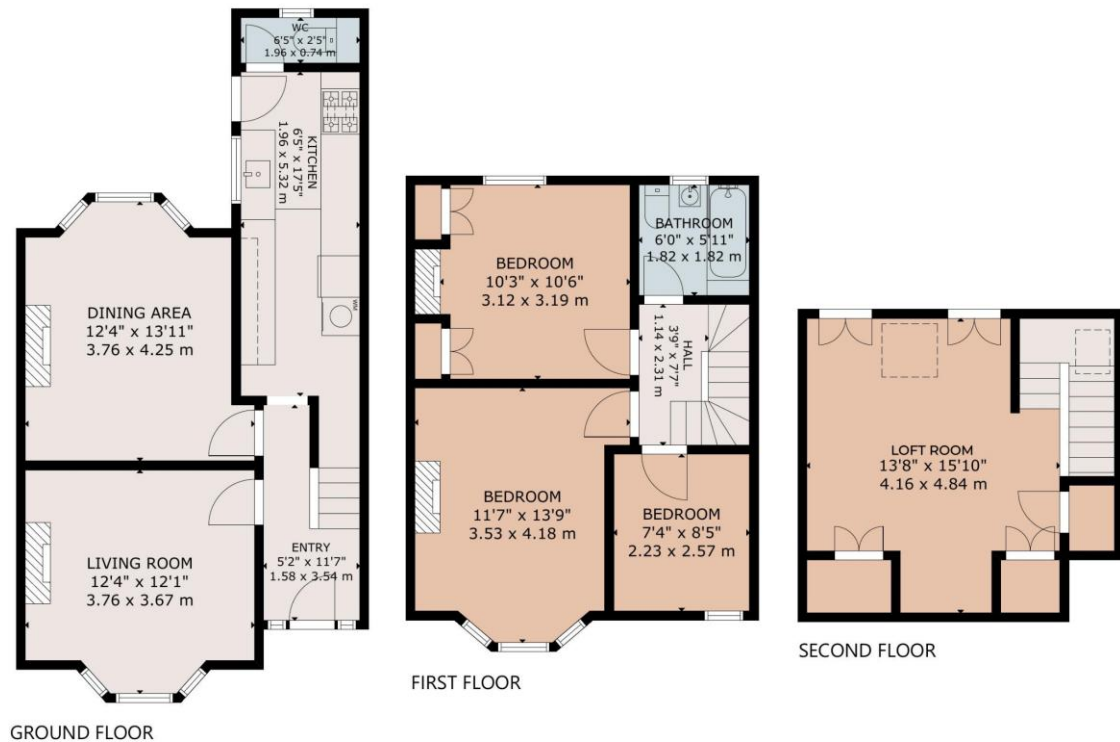
Subject to the necessary planning permissions and consents being obtained, there may be potential to extend and further enhance the accommodation, making this an ideal opportunity for buyers seeking a project in a prime village location.

Tenure: Freehold (TBC)
Council Tax Band: E

EPC: To be confirmed
Total area (approx.): 1171 sq ft



Cottrell Road, Whitchurch, Cardiff, South Glamorgan, CF14 1PZ



GROSS INTERNAL AREA
TOTAL: 109 m²/1,171 sq ft
GROUND FLOOR: 46 m²/494 sq ft, FIRST FLOOR: 39 m²/423 sq ft, SECOND FLOOR: 24 m²/254 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



chambersestateagents.co.uk

Chambers
Estate Agents

35 Merthyr Road, Whitchurch,
Cardiff, CF14 1DB

info@chambersestateagents.co.uk
029 2052 2106

These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Neither any primary agent or joint agent has any authority to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor have any services, equipment or facilities been tested. A lessee should satisfy themselves by inspection or otherwise. The VAT position relating to the property may change without notice. Please contact us for further information regarding the approved Client Money Protection (CMP) scheme and the property redress scheme which we are a member of.