

# CHAMBERS

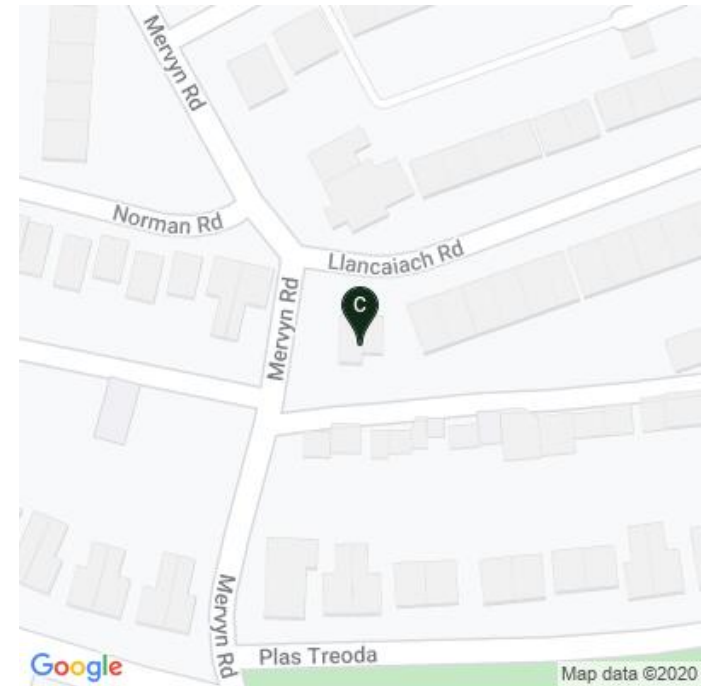
EST. 1992



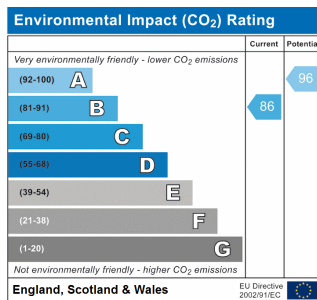
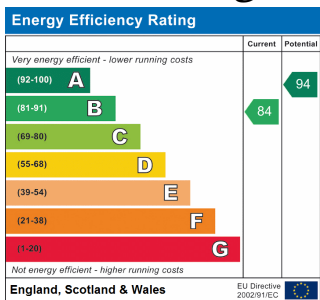
## Llancaiach Road, Cardiff

Offers Over £365,000

Floor plan coming soon



## EPC Rating



An exclusive residential development of 4 dwellings situated on level ground with Whitchurch village, and benefitting from the wide range of local amenities, public transport links, and highly regarded schools at primary, and secondary levels. Please contact our office for more information.

### Additional Information

Tenure: Freehold (to be verified by a solicitor)

Council Tax Band: E

Land Transaction Tax: £8,200 (based on the asking price)

### School Catchment Details

Primary Catchment Area: Whitchurch Primary School

Secondary Catchment Area: Whitchurch High School

Welsh Primary Catchment Area: Ysgol Gymraeg Melin Gruffydd

Welsh Secondary Catchment Area: Ysgol Gyfun Gymraeg Glantaf



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**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.

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