

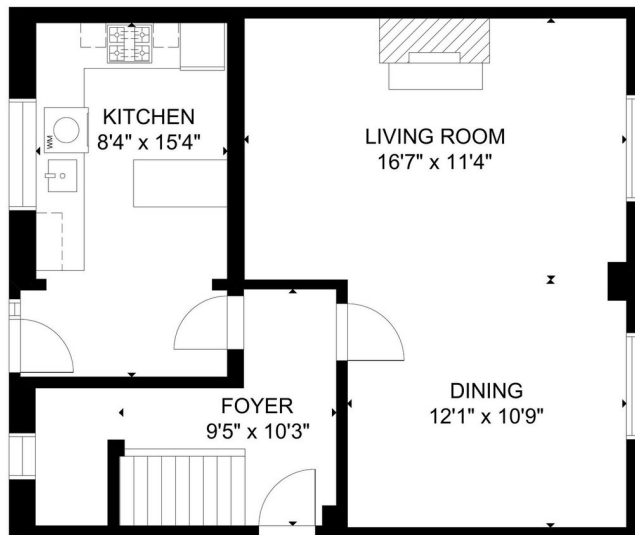
# CHAMBERS

EST. 1992



Llantarnam Road, Cardiff

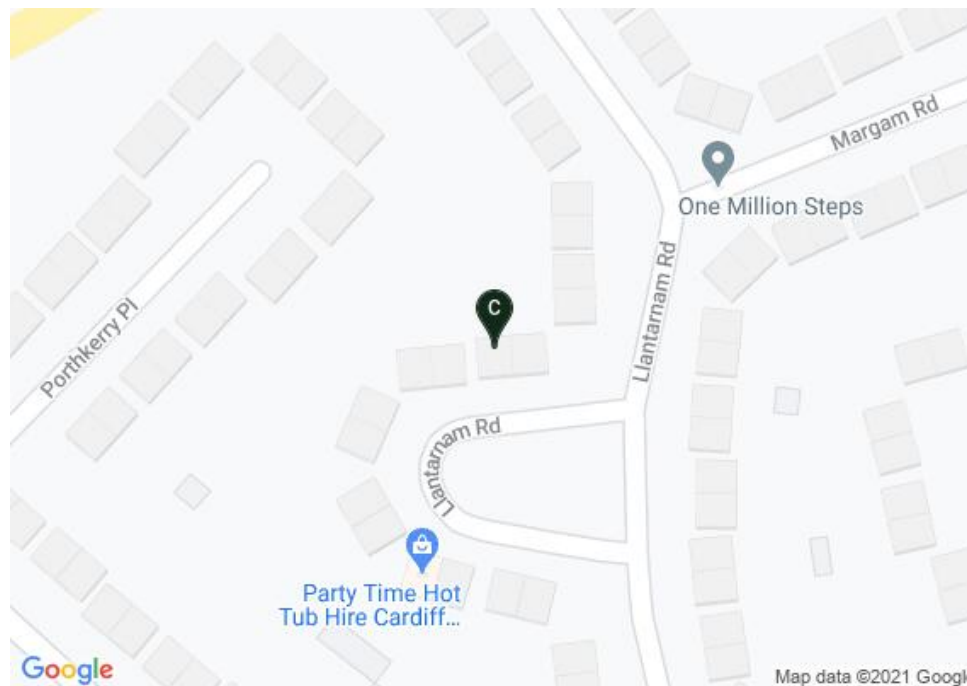
Offers Over £200,000



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 1,136 sq ft  
FLOOR 1: 566 sq ft, FLOOR 2: 570 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

CHAMBERS  
EST. 1932



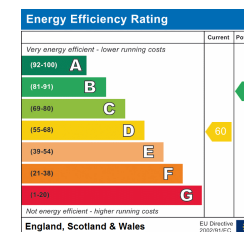
**\*NO CHAIN\*** A well presented, spacious 3-bedroom semi-detached family home situated close to Llandaff North and Whitchurch village with easy access to the M4 motorway, Cardiff City Centre and University Hospital of Wales. It's the perfect family home, the ideal first time purchase or buy to let investment, offering great views of Cardiff and large garden to the rear.

**Additional Information**

Tenure: Freehold (to be verified by a solicitor)  
Council Tax Band: D  
Land Transaction Tax: £0.00 (until 31st March 2021)

**School Catchment Details**

Primary Catchment Area: Allensbank Primary School  
Secondary Catchment Area: Cathays High School  
Welsh Primary Catchment Area: Ysgol Mynydd Bychan  
Welsh Secondary Catchment Area: Ysgol Gyfun Gymraeg Glantaf



**Ryan Cole**

Associate

+447943186617

ryan@chambersestateagents.co.uk

**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.

029 20522106 | www.chambersestateagents.co.uk | info@chambersestateagents.co.uk

Chambers Estate Agents | 35 Merthyr Road | Whitchurch | Cardiff | CF14 1DB