



Clas Gabriel, offers over £375,000

- Council Tax Band - F
- DETACHED
- OFF ROAD PARKING
- NEW WALL TIES
- CUL-DE-SAC
- VILLAGE LOCATION
- POTENTIAL FOR NO CHAIN
- AVAILABLE NOW
- EPC Rating: C



 2  1  3



About the property

Clas Gabriel is a large two/three bedroom detached double fronted bungalow, with wheelchair access built circa 1936, extended in 2006 and benefiting many improvements in recent years by the present owners and boasts off road parking and rear garden.





Accommodation

The Property

Other features include Virgin Media Wifi and telephone running with 80 Meg, a water meter, a smart meter, a new gas meter (installed in 2013), a charming open fronted porch with a pretty arch entrance and original character tiles, private rear gardens, a large, recently block paved front drive with ample private parking and a detached former garage now a useful storage building. A very impressive detached two bedroom bungalow, with the option to convert the lounge into a third bedroom if required, boasting a delightful location, and also enjoying further room to extend into a large open roof space. See inside!

Schools

There are currently three schools located in the suburb of Whitchurch, Cardiff. Whitchurch High School, the largest comprehensive school in Wales with around 2400 pupils and located on Penline Road. Ysgol Gymraeg Melin Gruffydd, a very successful two form entry Welsh-medium primary school located on Glan-Y-Nant Road. The school's motto is 'Cofia ddysgu byw...'

Whitchurch Primary School located on Erw Las, is the largest primary school in Wales with over 700 pupils from 3-11 years on roll. The school was officially opened by international footballer and former pupil Gareth Bale and its motto is 'Work together, play together, and succeed together'. Whitchurch

Primary School received a glowing Estyn inspection report in early 2015 and is also placed in the high performing Green support category by Welsh Government.

Amenities

Conveniently placed is Whitchurch Village Shopping Centre which has a comprehensive variety of amenities including a wide range of local shops and stores serving every day needs, excellent primary and secondary schools, many coffee shops, public houses and restaurants, hairdressers, butchers, a Post Office, a super market, Peacock's and chemist's to mention just a few!

Located three miles North of Cardiff centre Whitchurch Village offers extensive local shops and stores together with many restaurants and character Public Houses.

Manor way allows fast access to the centre of the village and to Cardiff City centre. Local bus services connect with all parts of Cardiff. Whitchurch has extensive amenities and excellent schools. Within a short driving distance is an exit at the Coryton interchange providing an exit onto both the A470 and the M4.

02920 612328

whitchurch@peteralan.co.uk

Floorplan



Important Information

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