

**FOR SALE**

£210,000 to £220,000 £210,000 Freehold



# 20 Vervain Close, Westfield Park, Cardiff. CF5 4PL

- \*\*\* NO CHAIN \*\*\* QUIET CUL-DE-SAC LOCATION
- A MODERN 2-BED END-OF-LINK PROPERTY SET ON A CORNER PLOT
- IDEAL FOR FIRST TIME BUYERS or INVESTOR/LANDLORDS
- LIVING ROOM
- KITCHEN/DINER
- CLOAKROOM/DOWNSTAIRS W.C
- MODERN FAMILY BATHROOM SUITE
- DOUBLE DRIVEWAY & WRAP AROUND GARDENS - SOUTH-FACING
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* NO CHAIN \*\*\* Guide Price: £210,000 to £220,000 \*\*\* A MODERN 2-BED END-OF-LINK FAMILY HOME - SET ON A CORNER PLOT IN A QUIET CUL-DE-SAC OF WESTFIELD PARK, ST FAGANS - IDEAL FOR 1st TIME BUYERS or INVESTOR/LANDLORDS - KITCHEN/DINER - LIVING ROOM - CLOAKROOM/DOWNSTAIRS W.C - MODERN FAMILY BATHROOM SUITE - DOUBLE DRIVEWAY - SOUTH-FACING WRAP AROUND GARDENS - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - TENURE: FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this Modern 2-Bedroom End-Of-Link Property, comprising in brief; Entrance Hall, Cloakroom/Downstairs W.c, Living Room, Kitchen/Diner with Large Understair Storage Cupboard, Staircase to the 1st Floor Landing with Hatch to Loft, Bedroom 1, Bedroom 2 & a Modern Family Bathroom Suite. Lockable Side Gate Accesses the Side & Rear Gardens. There is a Private Double Driveway to the Front/Side of the Property. uPVC Double Glazing Windows & Gas Central Heating Powered by a Mini Combi-Boiler. EARLY VIEWING IS VERY HIGHLY RECOMMENDED. 360 VR Tour Link > <https://tour.giraffe360.com/vervainclose20ap> EPC Rating =C. Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. \*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



## ROOM DESCRIPTIONS

### Entrance Hallway

Entered Via uPVC Door, Fitted Carpet, Wall Mounted Electric RCD Consumer Unit, Wall Mounted Alarm Panel, Doors To Living Room And Cloakroom/Downstairs W.c.

### Cloakroom/Downstairs W.c.

Vinyl Flooring, Close Coupled W.c., Pedestal Wash Hand Basin With Hot & Cold Taps Over, Single Panel Radiator, Plastered Walls And Plastered Ceiling, uPVC Obscure D/g Window To Front.

### Living Room

Fitted Carpet, uPVC D/g Window To Front, 2 x Double Panel Radiators, Staircase To First Floor Landing, Door To Kitchen/Diner.

### Kitchen/Diner

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, 4 Ring Gas Hob With Extractor Hood Over, Electric Fan Assisted Oven, Stainless Steel Sink And Drainer With Mixer Tap, uPVC D/g Window To Rear, Plumbed For Washing Machine, Space For Tall Fridge/Freezer, Double Panel Radiator, Door To Understair Storage Cupboard Housing Tumble Dryer, uPVC Double French Doors To Rear Garden, Plastered Walls And Plastered Ceiling, NB: Mini Combi-Boiler Housed In Wall Cupboard.

### Staircase/First Floor Landing

Fitted Carpet To Staircase And First Floor Landing, Plastered Walls And Plastered Ceiling, Single Panel Radiator, Hatch To Insulated Loft

### Bedroom 1

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Fitted Wardrobes, Large Recess With fixed Shelving, Door To Fitted Cupboard With Hanging Rail And Fixed Shelving, Plastered Walls And Plastered Ceiling, Daikin Inverter Air Conditioning System.

### Bedroom 2

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

### Family Bathroom

Tiled Floor, Panel Bath With Mixer Tap Over And Attached Shower, Pedestal Wash Hand Basin With Mixer Tap Over, Close Coupled W.c., Single Panel Radiator, Wall Mounted Electric Extractor Fan, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling.

### Rear/Side Garden - SOUTH FACING

Set On Corner Plot. South Facing.

### Driveway

Double Driveway To Front.



## MATERIAL INFORMATION

**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** C (74)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?**

No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Mobile Signal

4G excellent data and voice, 5G great

### Construction Type

Floor: Solid, limited insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 88% of fixed outlets



