

**FOR SALE**

Guide Price: £250,000 to £260,000 Freehold



## Palmers Drive, Cardiff, South Glamorgan. CF5 5NR

- IMMACULATE & SPACIOUS 2-BED SEMI-DETACHED PROPERTY
- YOU CAN MOVE STRAIGHT IN AS THE DECOR IS MODERN THROUGHOUT
- FITTED KITCHEN with INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM OPEN-PLAN TO THE DINING ROOM
- CLOAKROOM/ DOWNSTAIRS W.C
- 2x DOUBLE BEDROOMS with FITTED WARDROBES
- RE-FITTED & MODERN SHOWER ROOM
- LARGE & ENCLOSED REAR GARDEN
- PRIVATE DRIVEWAY
- QUIET CUL-DE-SAC LOCATION
- TENURE: FREEHOLD.



**Mr Homes Estate Agents**  
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## PROPERTY DESCRIPTION

\*\*\* Guide Price £250,000 to £260,000 \*\*\* WOW FACTOR - EARLY VIEWING IS VERY HIGHLY RECOMMENDED - OPEN-PLAN LIVING - 2-BEDROOM SEMI-DETACHED IMMACULATE FAMILY HOME \* EXTREMELY SOUGHT AFTER LOCATION \*

MR HOMES are very pleased to Offer FOR SALE this Immaculately Presented & Modern 2-Bedroom Semi-Detached Family Property comprising in brief; Entrance Hallway, Re-Fitted & Modern Cloakroom, Re-Fitted & Modern Kitchen with Integrated Appliances, Open-Plan & Spacious Living Room to Dining Room, Staircase to 1st Floor Landing, Bedrooms 1, 2 & a Re-Fitted & Modern Shower Room Suite. Attractive Low-Maintenance Front Garden, Large & Enclosed Rear Garden & a Private Driveway to Front. uPVC D/g Windows & Gas C/h Powered by a Worcester Greenstar 28i JUNIOR Combi Mk IV.

EPC Rating = Awaiting New Assessment. Council Tax Band = C.

FREE MORTGAGE ADVICE AVAILABLE - CALL US ON 02920 204 555 or BOOK ONLINE @ [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

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### Entrance Hallway

7' 9" x 2' 11" (2.36m x 0.89m)

Tiled Flooring - Doors to Cloakroom & Lounge,  
Doorway to Kitchen & Staircase to 1st Floor Landing.

### Cloakroom/ Downstairs W.c

4' 9" x 2' 11" (1.45m x 0.89m)

Tiled Flooring cont'd from Hallway, Close-Coupled  
W.c, Wash Hand Basin with Mixer Tap Set in Vanity  
Cupboard, Chrome Ladder Radiator, Walls Tiled Up To  
Half Height.

### Kitchen with Integrated Appliances - Re-Fitted & Modern

8' 4" x 7' 3" (2.54m x 2.21m)

Re-Fitted & Modern Kitchen with Integrated  
Appliances - Tiled Flooring cont'd from Hallway,  
Matching Wall & Base Units with White High Gloss  
Doors & Work Surfaces Over, Integrated Fridge-  
Freezer, Dishwasher, Washing Machine, Electric Oven,  
4x Ring Ceramic Hob with Extractor Over, Inset  
Spotlighting to Ceiling. Worcester Greenstar 28i Junior  
Mk IV Condensing Comb-Boiler housed in Wall Unit.

### Living Room Open-Plan to Dining Room

16' 1" x 13' 7" (4.90m x 4.14m)

Engineered Wood Flooring, Door to Large Understair  
Storage Cupboard, uPVC D/g Double French Patio  
Doors to Rear Garden, Open-Plan to Dining Room.

### Dining Room (Converted from Garage)

15' 7" x 7' 10" (4.75m x 2.39m)

Engineered Wood Flooring cont'd from Lounge, uPVC  
D/g Window to Front, Inset Spotlighting to Ceiling,  
uPVC D/g Double French Patio Doors.

### Staircase to 1st Floor Landing

Fitted Carpet, Doors to Bedrooms 1, 2 & Bathroom.  
Hatch to Insulated Loft.

### Bedroom 1

11' 8" to front of fitted wardrobe x 9' 7" (3.56m x  
2.92m)

Stripped Floorboards, Double Doors to Fitted  
Wardrobe.

### Bedroom 2

10' 6" to front of fitted cupboard x 8' 3" (3.20m x  
2.51m)

Stripped Floorboards, Double Doors to Fitted  
Cupboard.

### Shower Room - Re-Fitted & Modern

7' 3" x 6' 5" (2.21m x 1.96m)

Tiled Walls & Flooring, Walk-In-Shower with  
Thermostatic Mixer Shower, Dual Rainfall & Handheld  
Showerheads, Close-Coupled W.c and Wash Hand  
Basin with Mixer Tap & Vanity Cupboard, Grey Ladder  
Radiator, Wall Mounted Electric Extractor, uPVC  
Obscured D/g Window to Side, Inset Spotlighting.

### Attractive Front Garden - Laid Stone Chippings

### Rear Garden - Enclosed

Large & Enclosed Rear Garden - Large Decked Area to  
Laid Stone Chippings Enclosed by Feather Edge  
Fencing.

### Private Driveway to Front



## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Driveway. Off Street.  
Private.

**Heating Sources:** Double Glazing. Gas  
Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** Cable.

**Accessibility Types:** Level access.

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

**Flooding Sources:** None.

**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

Mobile coverage

EE - Vodafone - Three - O2

Broadband

Basic - 9 Mbps

Superfast - 177 Mbps

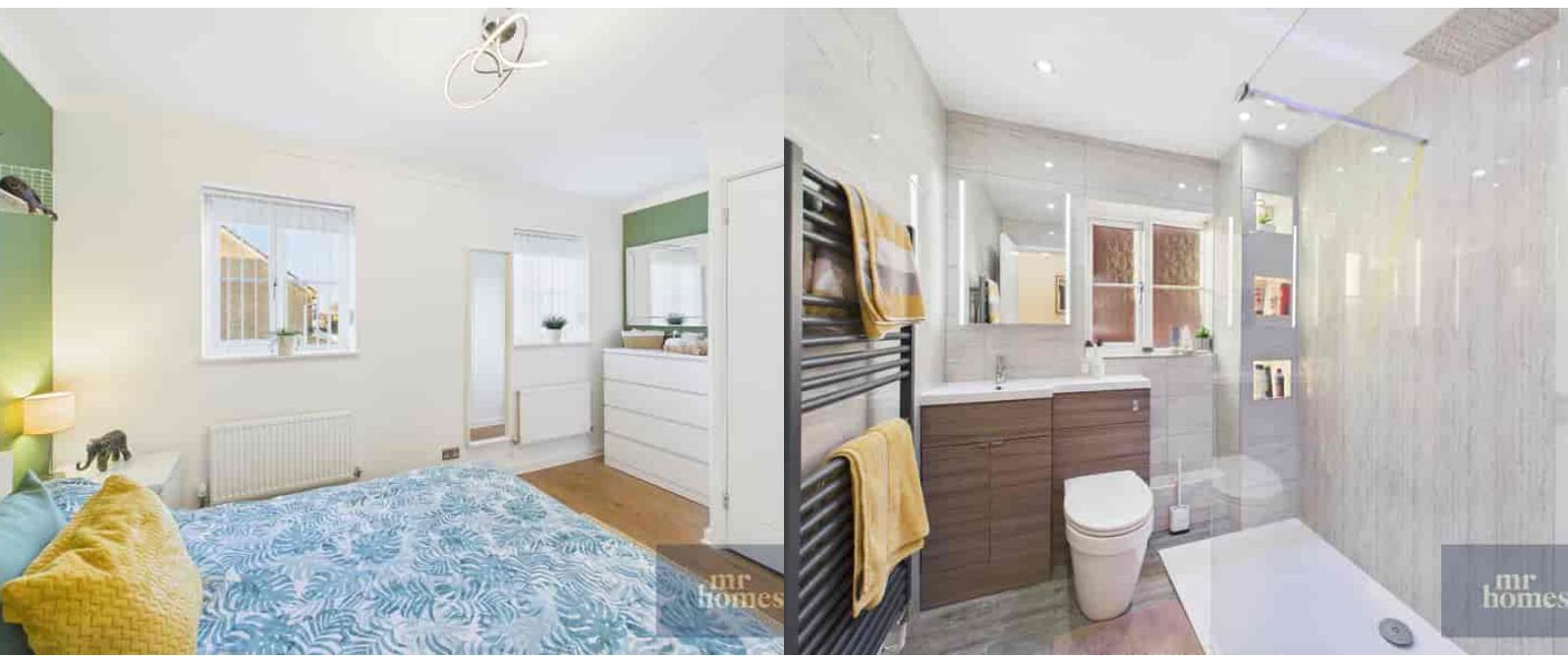
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

BT - Sky

### Construction Type

Standard Brick Construction



# FLOORPLAN

