

FOR SALE

Offers Over £360,000 £360,000 Freehold



16 Clos Eiddiw, Cardiff. CF5 5NT

- DETACHED FAMILY HOME
- 4-BEDROOMS
- LARGE DRIVEWAY & GARAGE
- SOUTH-EAST FACING REAR GARDEN
- MODERN KITCHEN & UTILITY
- ENSUITE TO PRIMARY BEDROOM
- DOWNSTAIRS WC
- GAS CENTRAL HEATING (WORCESTER COMBI APPROX. 5-YEARS-OLD)
- uPVC DOUBLE GLAZING (NEW GLAZING INSTALLED TO FRONT c. 6 YEARS AGO)
- FREEHOLD



PROPERTY DESCRIPTION

*** OFFERS OVER £360,000 *** DETACHED 4-BEDROOM FAMILY HOME - POPULAR PARK VIEW GROVE DEVELOPMENT - LARGE DRIVEWAY - INTEGRAL GARAGE - SOUTH-EAST FACING ENCLOSED REAR GARDEN - FRONT GARDEN - MODERN KITCHEN & SEPARATE UTILITY ROOM - ENSUITE TO PRIMARY BEDROOM - FAMILY BATHROOM - DOWNSTAIRS WC - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD MR HOMES are delighted to represent our client in bringing to market FOR SALE this detached 4-bedroom family home situated on an enviable plot within the popular Park View Grove development. Our client has owned the property since it was a new-build in 2001 and has maintained it meticulously ever since. This property presents a great opportunity for its next owners to create their own memories in this fantastic family home. In brief, the property comprises: Entrance Hall; Downstairs/Guest WC; Living Room; Kitchen/Diner; Utility Room; Integral Garage; First Floor Landing with access to all 4 Bedrooms and Family Bathroom; generous driveway and well-tended front garden; immaculate south-east facing rear garden. The property also benefits from uPVC double glazing and gas central heating. Tenure: Freehold EPC Rating: C Council Tax Band: E Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Double driveway laid to tarmac with access to garage; area laid to lawn with mature bush; outside tap; area laid to paving slabs and decorative chippings leads to front door

Entrance Hallway

Accessed via composite front door with four obscured DG panels; laminate flooring; radiator; smart meter; Drayton thermostat controller; RCD Consumer Unit; access to Downstairs WC; access to Living Room; stairs rise to First Floor

Downstairs WC

Laminate flooring; radiator; WC; sink with separate hot and cold water taps and tiled splash back; uPVC obscured and leaded window to front

Living Room

Laminate flooring; radiator; gas feature fireplace with remote control (installed new 5 years ago); access to Kitchen; uPVC leaded DG window to front

Kitchen/Diner

Vinyl flooring; radiator; matching wall and base units with worktops over and matching splash backs; additional tiled splash backs; Leisure stainless steel sink with draining board and mixer tap; integrated CDA 4-ring gas hob with glazed splash back and extractor hood over; integrated CDA electric fan-assisted oven; space and plumbing for free-standing dishwasher; space for free-standing fridge/freezer; under stairs cupboard; uPVC DG window to rear; uPVC DG double doors opening onto Rear Garden; access to Utility Room

Utility Room

Vinyl flooring; radiator; matching wall and base units with worktops over and matching splash backs and tiled splash backs (to match Kitchen); Leisure stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; access to Garage; uPVC door with obscured DG panel provides access to Rear Garden

Garage

Concrete flooring; manual up and over garage door; light and power; access to property via Utility Room

First Floor Landing

Carpeted; storage cupboard housing gas central heating Combi boiler: Worcester (installed new 5 years ago - 10 year guarantee); access hatch to loft



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (69)

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

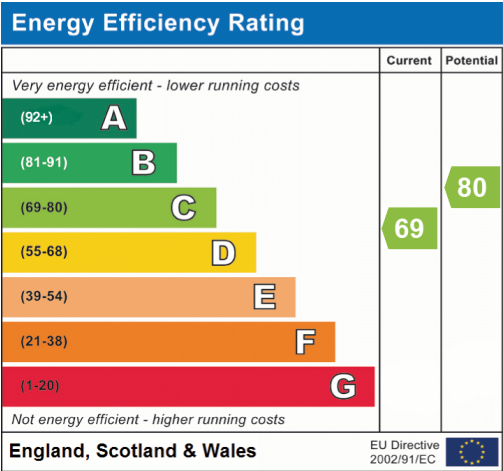
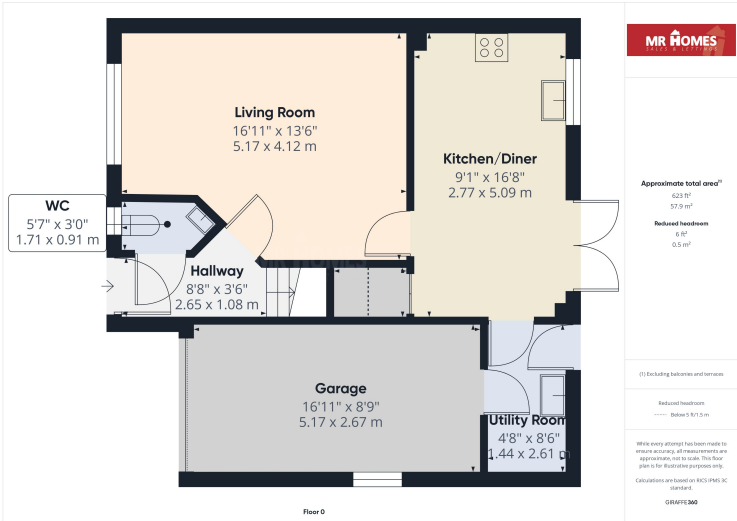
The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great



FLOORPLAN & EPC



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