

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.



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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



ROOM DESCRIPTIONS

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

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

