

**REDUCED**

Offers in the Region Of £385,000 £385,000 Freehold



# 7 Philip Close, Heath, Cardiff . CF14 4SD

- 3-BEDROOM SEMI-DETACHED
- QUIET CUL-DE-SAC LOCATION
- LONG DRIVEWAY
- GARAGE
- DOWNSTAIRS WC
- MODERN KITCHEN & BATHROOM
- FRONT & REAR GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* OFFERS IN THE REGION OF £385,000 \*\*\* 3-BEDROOM SEMI-DETACHED FAMILY HOME - QUIET CUL-DE-SAC LOCATION - DRIVEWAY FULL DEPTH OF THE PROPERTY - GARAGE - GUEST/DOWNSTAIRS WC - LIGHT & BRIGHT LIVING ROOM WITH RECENTLY INSTALLED FULL HEIGHT & FULL WIDTH WINDOW - MODERN KITCHEN - DINING AREA - MODERN FAMILY BATHROOM - FRONT & REAR GARDENS - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING - FREEHOLD MR HOMES are delighted to be representing our client in bringing to market FOR SALE this fabulous, extremely well-maintained 3-bedroom semi-detached family home. It is situated on a quiet cul-de-sac while being centrally located to take full advantage of the shops, local amenities and transport links of Caerphilly Road (Birchgrove Railway station is less than half a mile away and can be reached on foot in under 10 minutes) and the nearby districts of Rhiwbina and Whitchurch. In brief, the property comprises: Entrance Hall; Guest/Downstairs WC; Living Room; Kitchen; Dining Room; First Floor Landing; 3 Bedrooms; Family Bathroom. The rear garden offers a private space to relax with family and friends and has access to the driveway and garage beyond. 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](http://WWW.MR-HOMES.CO.UK)



## ROOM DESCRIPTIONS

### Outside Front

Driveway

### Entrance Hall

Accessed via uPVC front door with leaded obscured DG panels; Laminate flooring; radiator; access to Downstairs WC and Living Room

### Downstairs WC

Laminate flooring; sink with mixer tap; WC; gas meter; electricity meter; RCD Consumer Unit; timber framed internal window with obscured glazing

### Living Room

Laminate flooring; 2 x radiators; under stairs storage cupboard; stairs rise to First Floor; uPVC DG full height and full width window (installed new October 2022)

### Kitchen

Tiled flooring; matching wall and base cupboards with worktops over and tiled splash backs; composite sink with 1/2bowl and draining board and stainless steel mixer tap; integrated dishwasher; Range cooker; space and plumbing for washing machine; space for free-standing fridge/freezer; cupboard housing gas central heating boiler: Potterton Performa 30 HE

### Dining Area

Laminate flooring; radiator; large uPVC DG window to rear with uPVC glazed door providing access to rear garden

### First Floor Landing

Carpeted; access to all Bedrooms and Family Bathroom; storage cupboard; access hatch to loft

### Bedroom 1

Carpeted; radiator; free-standing wardrobes; built-in wardrobes and storage; uPVC DG window to Front

### Bedroom 2

Carpeted; radiator; built-in wardrobes/storage; uPVC DG window to rear

### Bedroom 3

Carpeted; radiator; child's bunk bed furniture; uPVC DG window to Front

### Family Bathroom

Tiled flooring; fully tiled walls; vanity unit housing sink with BRISTAN mixer tap; ROCA WC; P-shaped panelled bath with glazed shower screen and mixer taps and mains powered shower over; ladder-style radiator; uPVC obscured DG window to Rear

### Rear Garden

### Garage

Concrete flooring; light; Hormann manual up and over garage door; window to side



## MATERIAL INFORMATION

**Council Tax:** Band E

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:** None.

**EPC Rating:** C (71)

**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, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Cavity wall, filled cavity

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets



