

**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

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### 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





