



25 Park Avenue Cambrian Residential Park

Cardiff, CF5 5TJ

Price £169,950

HARRIS & BIRT



Cambrian Park is a development of park homes which have been developed to a very high standard. The park is situated on the outskirts of the capital city of Cardiff. A range of retail shops and food outlets including Tesco, B&Q, Marks and Spencers, Currys, TK Maxx and Aldi are all within walking distance. The park benefits from several bus stops within 300 meters with regular bus services to Cardiff, Bridgend, Barry and Newport. Cardiff is only 5 miles away for those who love to shop and visit the historic buildings and castle. It is also the centre for sports and the arts with the Principality Stadium and the st Davids Centre amongst the attractions. Only 5 miles from the Cambrian Park development is the newly developed Cardiff Bay area with the National Assembly buildings, museums, theatres and entertainment, walks and views, bistros and bars. Cardiff airport is also only 7 miles away.

Please note that this property is only available to applicants over the age of 50.



Accommodation

Entrance Hall 5'1 x 10'3 (1.55m x 3.12m)

Entered via uPVC front door with inset frosted glass. Carpeted Flooring. Papered walls and ceiling. Good sized storage cupboard for cloaks and shoes. Doors through into kitchen and living room.

Living/Dining Room 14'5 x 21'10 (4.39m x 6.65m)

UPVC double glazed windows to front and side. French doors lead out to side. Further decorative vision panel to front allowing further light. Space for dining table and chairs. Log effect electric fire set on hearth. Carpet flooring. Papered walls and ceiling. Range of wall and ceiling lights. Fitted radiators. Door through into kitchen and inner hallway.

Kitchen 9'8 x 12'5 (2.95m x 3.78m)

Modern fitted kitchen with features including a four ring hob with extractor over and splashback. Wood effect worksurface. Inset electric fan oven. Inset sink bowl and drainer with chrome swan neck tap. Integrated fridge/freezer. Space for dishwasher, washing machine, tumble dryer with decor panels. UPVC double glazed window to the side elevation. Pedestrian door leads out to side. Papered walls and ceiling. Radiator.

Master Suite Bedroom One 9'8 x 10'11 (2.95m x 3.33m)

UPVC double glazed window with fitted blinds. Range of built in bedroom furniture. Fitted carpet. Papered walls and ceiling. Pendant ceiling light. Radiator. Doorway leading to dressing room.

Walk in Wardrobe 9'8 x 5'6 (2.95m x 1.68m)

Range of open shelving and hanging rails. Carpet flooring. Papered walls and ceiling. Radiator.

Family Bathroom 6'5 x 7'2 (1.96m x 2.18m)

Three piece suite in white comprising panelled bath with taps and hand held shower fitment. Low level WC. Pedestal wash hand basin with swan neck tap. Feature tiled walls. Further papered walls and ceiling. Eycline mirror. Vinyl laid flooring. Ceiling lighting. UPVC double glazed opaque window with fitted blind. Chrome vertical heated towel rail.

Bedroom Two 9'10 x 10'5 (3.00m x 3.18m)

UPVC double glazed window with fitted blinds. Range of built in bedroom furniture. Fitted carpet. Papered walls and ceiling. Pendant ceiling light. Radiator.

Outside

Red brick paved parking area for two cars. Easily maintainable private plot. Steps up to front door.

Services

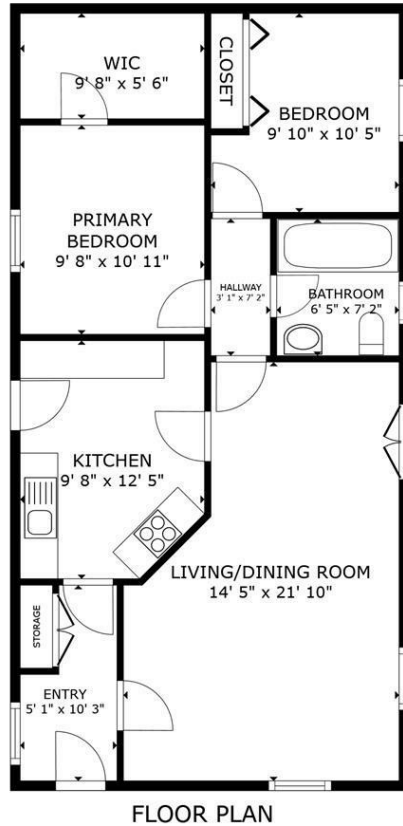
Gas. Mains gas meter provided by British Gas, provider can be changed giving one months notice. Electricity. Meter direct from British Gas, provider can be changed giving one months notice. Water/Drainage. Charged directly via Welsh Water. Pitch Fee 2024 - £197.56 per month

Council Tax

Approximately £1,400.00 per annum but may vary depending on size of home.







GROSS INTERNAL AREA
FLOOR PLAN 793 sq.ft.
TOTAL : 793 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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