



6 Queens Drive

Cambrian Residential Park, Cardiff CF5 5TL

Price £155,000

HARRIS & BIRT



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 of the park. The park benefits from several bus stops within 300 meters of the park entrance 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 Hallway 12'6 x 4'10 (3.81m x 1.47m)

The property is entered via UPVC double glazed front door with obscure glass panels. Fitted carpet. Radiator. Double storage cupboard with shelves and radiator.

Kitchen/Dining Room 7'10 x 13'3 (2.39m x 4.04m)

UPVC double glazed sliding doors to front. Space for table and chairs. Tiled floor throughout dining and kitchen area. Modern shaker style fitted kitchen in grey with chrome handles and wood effect laminate work surfaces. Features include gas four ring hob with pull out extractor hood. Underset electric fan oven. Chrome 1.5 sink and drainer with chrome mixer tap. Tiled splashbacks. Up and over fridge/freezer with decor panel. Under counter integrated Beko washing machine with decor panel. Under counter integrated Hoover tumble dryer with decor panel. Wall cabinet housing Ariston gas combination boiler. UPVC double glazed window. Coved ceiling.

Living Room 11'0 x 13'3 (3.35m x 4.04m)

Open plan from dining area. Dual aspect UPVC double glazed windows to front and side with fitted curtains. Feature fireplace with log effect electric fire and marble effect surround. Papered walls. Coved ceiling. Fitted carpet. Radiator.

Bedroom One 8'5 x 11'0 (2.57m x 3.35m)

UPVC double glazed window with fitted curtains. Extensive range of fitted bedroom furniture. Fitted carpet. Coved ceiling.

Bedroom Two 7'7 x 9'8 (2.31m x 2.95m)

UPVC double glazed window with fitted curtains. Fitted carpet. Coved ceiling.

Bathroom 4'7 x 7'9 (1.40m x 2.36m)

Walk in shower cubicle with chrome shower and shower head attachment. Glazed sides. Low level dual flush WC. Wash hand basin set into vanity unit. Eyeline mirror. Fully tiled walls and flooring. Radiator. UPVC double glazed opaque window with inset roller blind. Extractor.

Outside

Red brick paved parking area for two cars. Large paved patio area with far reaching views. Easily maintainable private plot. Storage shed.

Services

Mains services throughout.

Council Tax

Approximately £1,350.00 per annum but may vary according to type and size of home. For more information please contact Vale of Glamorgan Council direct.

Pitch Fee

£195.00 per month

Viewing Arrangements

Please call the office 01446 771777 for viewing arrangements for the home.







FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 544 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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