



****COMING SOON****

9 Queens Drive

Cambrian Residential Park, Cardiff, CF5 5TL

Price £150,000

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.

- ****AVAILABLE SOON****
- Two Bedrooms
- Private and Easily Maintainable
- Easy Access to Local Road Network
- Residential Park Home
- Living/Dining Room
- Close to Local Amenities
- Exclusively for Persons Over the Age of 50

Accommodation

Living Room

UPVC double glazed window with fitted curtains. Log effect fire set on cream hearth. Papered walls. Coved ceiling. Fitted carpet. Radiator.

Kitchen/Dining Room

UPVC double glazed sliding doors to front with fitted curtains. Space for table and chairs. Tiled flooring. Modern fitted kitchen in cream with chrome handles and wood effect 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 swan neck tap. Built in washing machine and tumble dryer. Tiled splashbacks. Up and over fridge/freezer with decor panel. UPVC double glazed window. Coved ceiling.

Bedroom One

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

Bedroom Two

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

Bathroom

Three piece suite in white comprising walk in shower cubicle with chrome shower and shower head attachment. Glazed sides. Low level 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.

Services

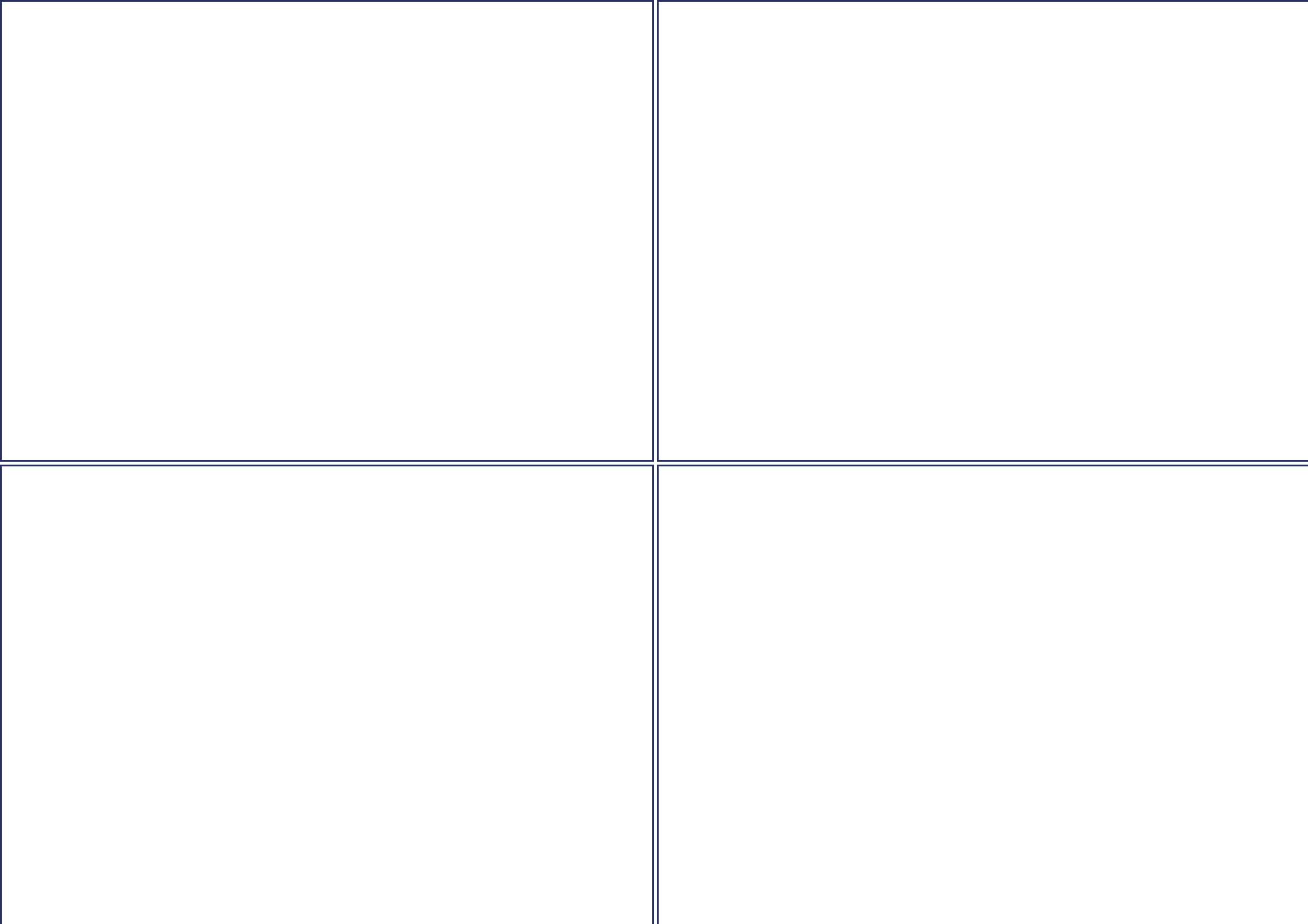
Mains gas metered by British Gas. Provider can be changed by giving one months notice. Electricity direct from British Gas. Provider can be changed given one months notice. Water/drainage directly by Welsh Water. 2020/21 charges single occupant £242.92 per annum, couple £306.50 per annum

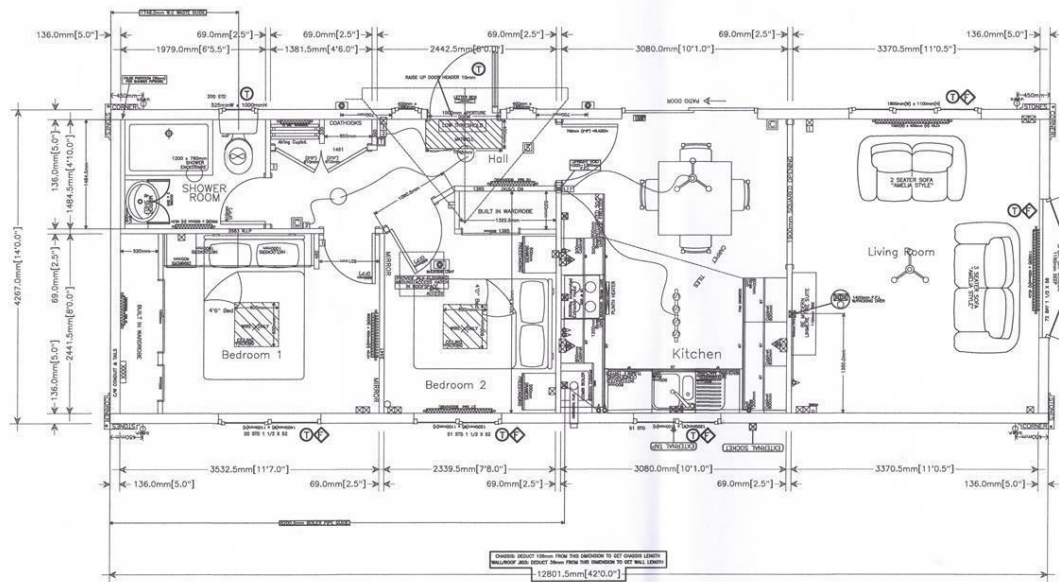
Pitch Fee

£160.00 per month on new plots









LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	Single power point		External light		Light switch
	Double power point		Ceiling Rose (Light)		Two-way light switch
	TV Point		Wall light		Three-way light switch
	Stay Point		Till light (under cavity painted)		Thermostat
	Stay operates by a switch (door working)		Recessed downlighter		Electric meter box
			Recessed downlighter (under cavity/painted etc)		Consumer unit

PLEASE NOTE
FOR CONSTRUCTION PURPOSES
REFER TO THE DIMENSIONS IN
MILLIMETRES. (DIMENSIONS IN
BRACKETS ARE APPROXIMATIONS).

		STATELY ALBION LTD	
Plot of 50 Acres, 5000 1000, 1000, 1000, 1000 1000, 1000, 1000, 1000 1000, 1000, 1000, 1000		1000, 1000, 1000, 1000 1000, 1000, 1000, 1000 1000, 1000, 1000, 1000 1000, 1000, 1000, 1000	
DRAWING NUMBER: 22525		DRAWN BY: 100	
SCALE: 1:25 on A1/1:50 on A3		DATE: 28/04/2021	
CUSTOMER NAME: MAZURE HOLDINGS		Ref: 4 Queens Drive (est. 84373)	

HARRIS & BIRT

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