



## 16 Queens Drive

Cambrian Residential Park, Cardiff CF5 5TL

£125,000

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

#### Kitchen / Breakfast Room

Windows overlooking rear and side. Modern fitted kitchen with features to include; a range of wall and base units with laminate wood effect worktops over, glass splashback, 1.5 sink with hot and cold mixer tap, inset four ring induction hob with integrated extractor over and undercounter electric oven built in washing machine. Space for freestanding fridge/freezer and tumble dryer. UPVC obscure part glazed door to rear. Vinyl floor. Pendant ceiling light. Radiator.

#### Living Room

The property is entered via UPVC part glazed front door into living room. Large windows overlooking front and side. Carpet flooring. Papered walls. Radiator. Pendant ceiling light.

#### Bedroom One

Large window overlooking side. Carpet flooring. Papered walls. Papered ceiling. Pendant ceiling lighting. Radiator.

#### Bedroom Two

Large window overlooking side. Carpet flooring. Papered walls. Papered ceiling. Pendant ceiling lighting. Radiator.

#### Bathroom

Fitted three piece suite in crème comprising shower part glazed cubicle. Pedestal wash hand basin with hot and cold tap and low level dual flush WC. Part tiled walls. Tile effect vinyl floor. Decorative obscure glazed window to rear. Pendant ceiling light. Heated towel rail.

#### Outside

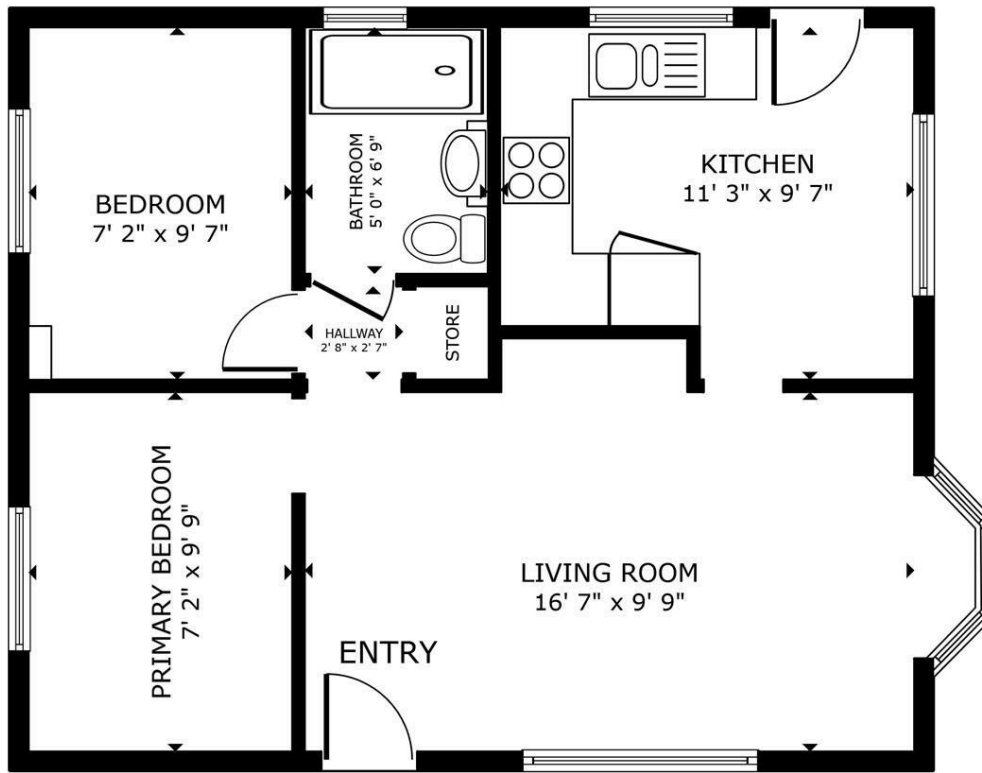
Red brick paved parking area for two cars. Easily maintainable private plot.

#### 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 2022 - £170 per month







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 482 sq.ft.  
TOTAL : 482 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](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

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

