



PALMERS DRIVE
CAERAU
CARDIFF CF5 5NR

ASKING PRICE OF
£385,000



DETACHED HOUSE



4



2



3



2

WELL PRESENTED, FOUR DOUBLE BEDROOM, DETACHED FAMILY HOME IN CAERAU MGY are delighted to bring to market this four double bedroom, detached house situated on Palmers Drive in Caerau. The accommodation briefly comprises porch, entrance hallway, lounge/diner, sitting room, kitchen, utility room, downstairs WC, four double bedrooms - master ensuite shower room, and family bathroom. The property further benefits from a great sized rear garden, large driveway, and gas central heating and double glazing throughout. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,066 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

PORCH

Entered via upVC door leading from driveway. Tiled flooring. Pendant light fitting. Double glazed window to front aspect. Door leading to :-

ENTRANCE HALL

Continuation of tiled flooring. Doors to reception rooms, kitchen and under stairs storage. Pendant light fitting. Stairs rising to first floor.

LOUNGE/DINER

25' 11" x 18' 8" (7.90m x 5.69m)

Laminate flooring. Double glazed uPVC window to front aspect. Radiators. Pendant light fittings. Power points. TV and telephone point. Double glazed uPVC French doors leading to rear garden. Sliding door leading to kitchen.

SITTING ROOM

7' 6" x 15' 9" (2.31m x 4.81m)

Converted garage. Laminate flooring. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator. TV point.

KITCHEN

10' 2" x 17' 7" (3.12m x 5.36m)

Newly fitted kitchen with a range of wall, base and drawer units with worktops over incorporating inset sink with mixer tap over and five ring gas hob with extractor fan above. Integrated appliances such as fridge/freezer, dishwasher, oven and grill. Tiled splashbacks. Double glazed uPVC window to rear aspect. Spotlights. Tiled flooring with underfloor heating. Power points. Door to :-

UTILITY ROOM

Continuation of tiled flooring. Wall, base and drawer units with worktops over. Tiled splashback. Space and plumbing for washing machine. Pendant light fitting. Door to utility room. Double glazed uPVC door leading to rear garden. Power points.

DOWNSTAIRS WC

Tiled flooring and partially tiled walls. WC. Vanity wash hand basin with hot and cold tap over and storage beneath. Pendant light fitting. Chrome heated towel rail. Wall mounted mirrored cabinet. Obscure double glazed window to side aspect.



PALMERS DRIVE, CAERAU, CARDIFF CF5 5NR

FIRST FLOOR

Carpet to floor. Doors to four bedrooms, family bathroom, and storage cupboard - housing Combi boiler. Loft hatch.

MASTER BEDROOM

13' 5" x 10' 7" (4.09m x 3.23m)

Carpet to floor. Double glazed uPVC window to front aspect. Power points. Radiator. Built in wardrobe. Door to :-

ENSUITE SHOWER ROOM

Tiled flooring and walls. Obscure uPVC window to front aspect. Pendant light fitting. Walk in shower cubicle with mains powered shower above. WC. Vanity wash hand basin with hot and cold tap above and storage beneath. Chrome heated towel rail.

BEDROOM TWO

12' 7" x 7' 10" (3.84m x 2.39m)

Laminate flooring. Double glazed uPVC window to rear aspect. Power points. Radiator. Pendant light fitting. Built in wardrobes with hanging space.

BEDROOM THREE

10' 5" x 7' 10" (3.18m x 2.41m)

Laminate flooring. Double glazed uPVC window to rear aspect. Power points. Radiator. Pendant light fitting. Built in wardrobe with hanging space

BEDROOM FOUR

8' 5" x 8' 5" (2.57m x 2.57m)

Laminate flooring. Double glazed uPVC window to front aspect. Radiator. Power points.

BATHROOM

Tiled flooring and walls. White three-piece-suite comprising panelled bath with hot and cold tap over and mains powered shower above, WC, and vanity wash hand basin with mixer tap over and storage beneath. Wall mounted mirror. Shaver point. Double glazed obscure uPVC window to side aspect. Chrome heated towel rail. Pendant light fitting.

OUTSIDE

Front - Large driveway. Gate providing side access into rear garden.

Rear - Laid to patio. Wall border. Lawn area. Shed. Gate leading to driveway. Outside tap.

TENURE

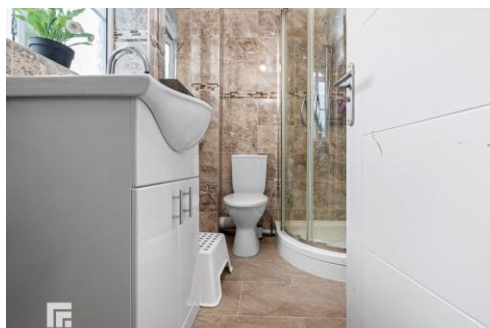
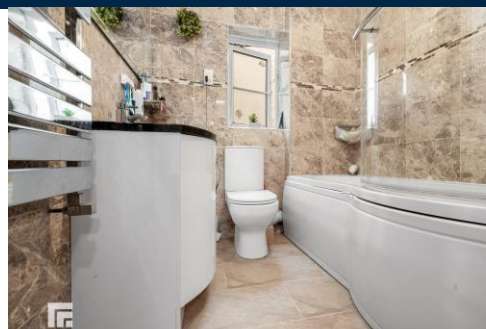
MGY have been advised that the property is FREEHOLD.



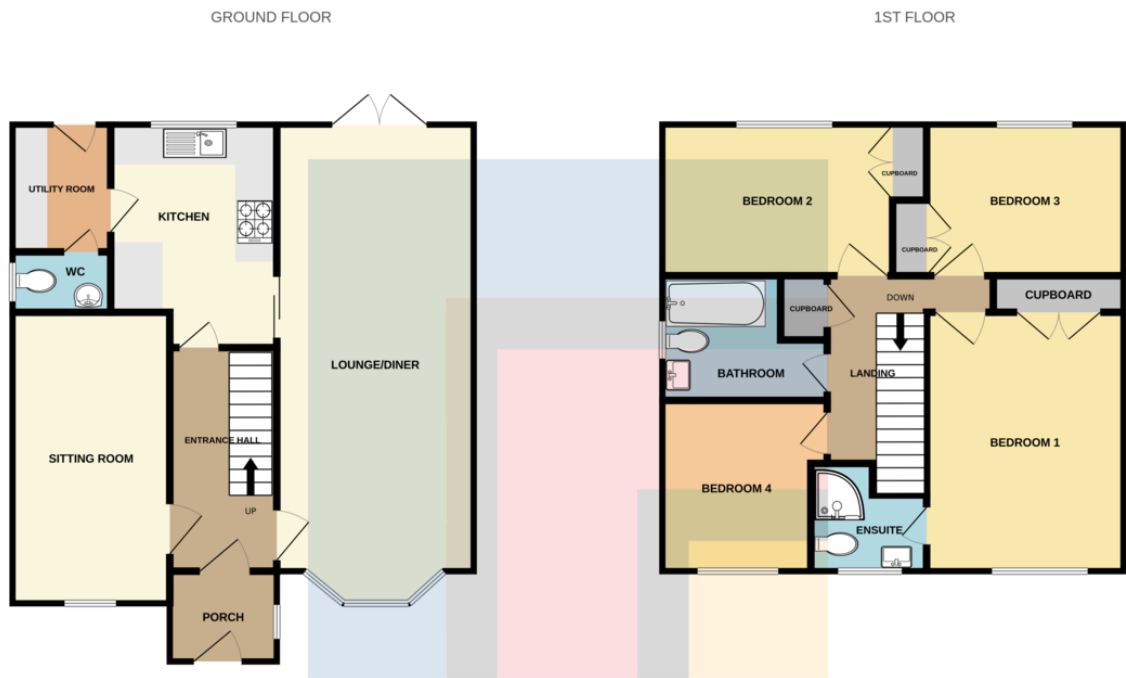
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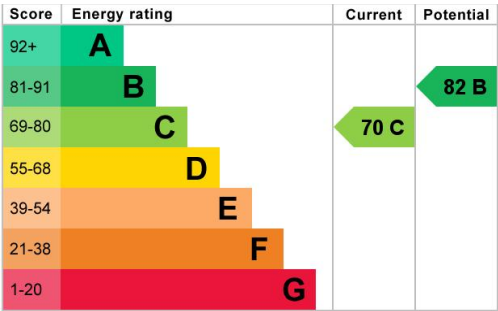
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