



Sheppard  
& Bear

West Grove | Cambrian Residential Park | Cardiff | CF5 5TT

£185,000



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## West Grove | Cambrian Residential Park

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Tucked away within the peaceful Cambrian Residential Park, this beautiful park home on West Grove offers the perfect balance of modern comfort and relaxed living. Only four years old, it provides around 710 sq. ft. of thoughtfully arranged space, ideal for anyone seeking a tranquil over-50s setting on the outskirts of Cardiff.

Upon entering, you are welcomed into a spacious lounge designed for both relaxation and entertaining. The adjoining kitchen and dining area offers plenty of room for cooking, dining and spending time with family or friends. The property includes two well-appointed double bedrooms, with the main bedroom benefitting from a walk-in wardrobe and en-suite shower room for added privacy and convenience. The second bedroom provides a comfortable space for guests or visiting family.

Practical extras include a separate utility room, along with a modern and stylish main bathroom. Outside,

- No onward chain
- En-suite
- Utility room
- Built only four years ago
- Two double bedrooms
- Walk in wardrobe
- Kitchen/dining room
- Viewing highly advised

### Entrance hall

### Living room

16'4 x 10'4 (4.98m x 3.15m)

### Kitchen/dining room

16'4 x 8'5 (4.98m x 2.57m)

### Utility room

7'4 x 5'7 (2.24m x 1.7m)

### Bedroom one

10'6 x 9'3 (3.2m x 2.82m)

### En-suite

5'5 x 5'0 (1.65m x 1.52m)

### Walk in wardrobe

5'7 x 4'11 (1.7m x 1.5m)

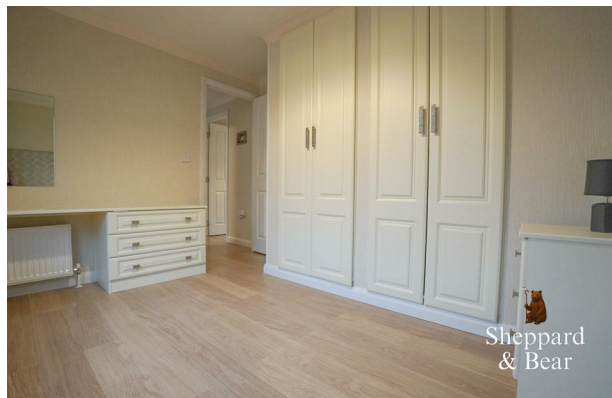
### Bedroom two

10'9 x 9'3 max (3.28m x 2.82m max)

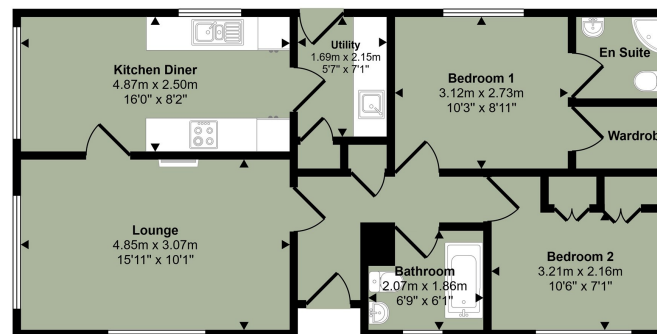
### Bathroom

7'0 x 6'3 (2.13m x 1.91m)

### Outside and parking



Approx Gross Internal Area  
66 sq m / 710 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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	

Council Tax Band C  
EPC Rating

Cyncoed  
Cardiff  
CF23 6SZ  
02921 051927  
gavin@sheppardandbear.com