



Sheppard
& Bear

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

£185,000



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NO ONWARD CHAIN

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.

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

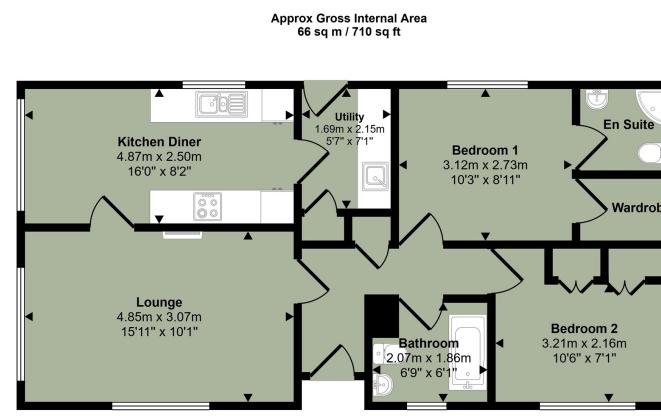
Outside and parking



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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



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.

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Council Tax Band C
EPC Rating