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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Palmers Drive,
Park View Grove.
Cardiff. CF5 5NR

Offers in Excess of £310,000
Freehold

Palmers Drive, Park View Grove. Cardiff. CF5 5NR

- MOVE STRAIGHT IN - QUIET CUL-DE-SAC LOCATION.
- VERY SPACIOUS & IMMACULATE FAMILY HOME
- 4x DOUBLE BEDROOMS
- OPEN-PLAN LIVING - LOUNGE & KITCHEN/BREAKFAST ROOM
- CLOAKROOM & UTILITY/LAUNDRY ROOM
- MASTER BEDROOM with EN-SUITE
- ENCLOSED SOUTH FACING REAR GARDEN
- 4x CAR PRIVATE DRIVEWAY with ELECTRIC CAR CHARGING POD POINT



NO CHAIN

MOVE STRAIGHT INTO THIS IMMACULATE & VERY SPACIOUS 4-BEDROOM DETACHED FAMILY HOME - VERY QUIET CUL-DE-SAC LOCATION - OPEN-PLAN LOUNGE & KITCHEN/BREAKFAST ROOM - MULTI-FUEL WOOD BURNING STOVE – DINING ROOM – SITTING ROOM - UTILITY/LAUNDRY ROOM - CLOAKROOM/W.C - MASTER BEDROOM with EN-SUITE - 4x CAR DRIVEWAY with ELECTRIC CAR CHARGE POD POINT - SOUTH-FACING REAR GARDEN FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 4-Bedroom Detached Residence in the Sought-After Location of Park View Grove, Tucked Away on a Quiet Cul-De-Sac. This Fantastic Family Home comprises in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Sitting Room Lounge Open-Plan to the Re-Fitted & Modern Kitchen/Breakfast Room with Integrated Fridge-Freezer & Bosch Dishwasher, Double Width Cooker to Stay, Utility/Laundry Room, Dining Room (Previously Garage), Staircase to the First Floor Landing, Master Bedroom with Re-Fitted En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. The Front Garden is Laid to Lawn, there is a Lockable Side Gate Accessing the South Facing Rear Garden. 4x Car Private Driveway to Front with Electric Car Charging Port. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester 37 CDi Combi-Boiler.

EPC Rating = C.
Council Tax Band = E.

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway - 8' 7" x 6' 7" (2.61m x 2.01m)

Cloakroom/ Downstairs W.c - 5' 0" x 3' 1" (1.52m x 0.94m)

Living Room - Open-Plan - 15' 3" x 11' 9" (4.64m x 3.58m)

Kitchen/ Breakfast Room - Open-Plan - 12' 3" x 11' 7" (3.73m x 3.53m)

Utility Room / Laundry Room - 6' 7" x 4' 9" (2.01m x 1.45m)

Sitting Room - 11' 1" x 8' 8" (3.38m x 2.64m)

Dining Room - (Previously Garage) - 11' 0" x 8' 5" (3.35m x 2.56m)

First Floor Landing - 12' 10" x 3' 8" (3.91m x 1.12m)

Master Bedroom - 12' 0" x 10' 1" (3.65m x 3.07m)

En-Suite - 6' 6" x 4' 8" (1.98m x 1.42m)

Bedroom 2 - 11' 1" x 8' 11" (3.38m x 2.72m)

Bedroom 3 - 9' 9" x 7' 9" *minimum* (2.97m x 2.36m)

Bedroom 4 - 8' 9" x 6' 7" *minimum* (2.66m x 2.01m)

Family Bathroom Suite - 6' 4" x 5' 7" (1.93m x 1.70m)

Outside Front Cul-De-Sac

Front Garden - Lockable Side Gate to Rear Garden

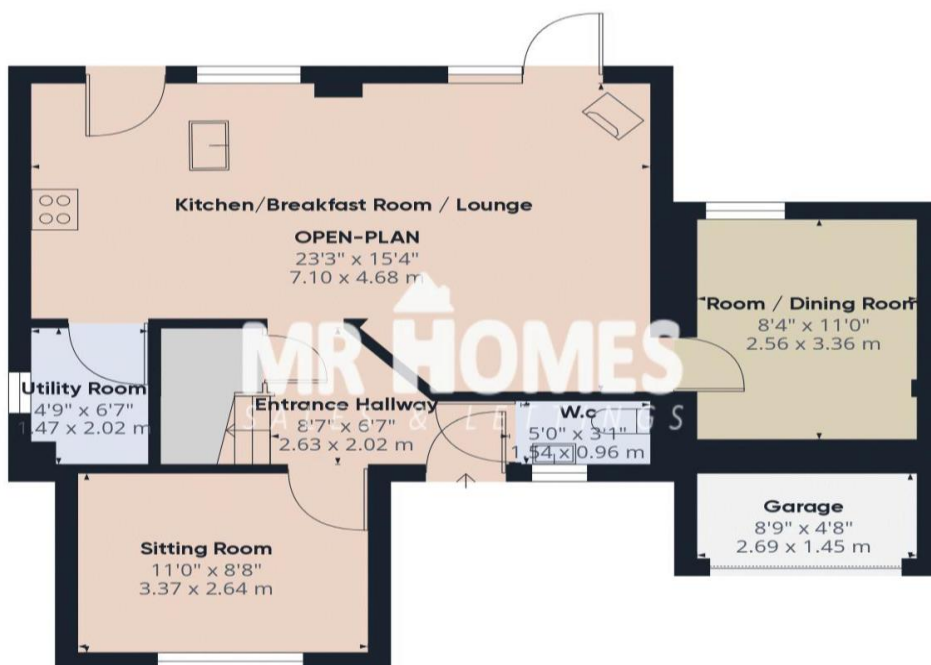
Rear Garden - Enclosed - SOUTH-FACING

4x Car Private Driveway to Front

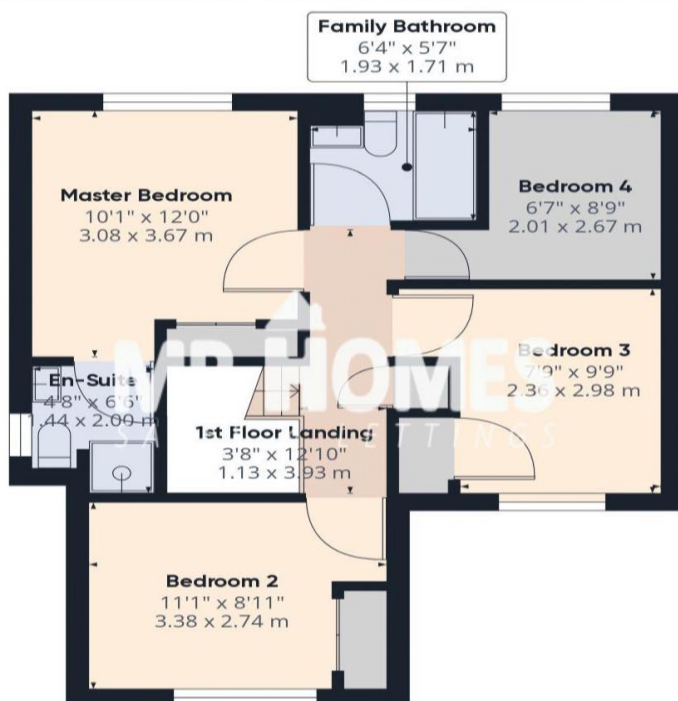
Garage - (Reduced Due to Office/ Study/ Playroom)
8' 9" x 4' 8" (2.66m x 1.42m)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

CARDIFF & THE VALE

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