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MR HOMES
SALES & LETTINGS



Clos Eiddiw
Park View Grove, Cardiff
CF5 5NT

Offers Over £360,000
Freehold

Clos Eiddiw, Park View Grove, Cardiff, CF5 5NT

- DETACHED FAMILY HOME
- 4-BEDROOMS
- LARGE DRIVEWAY & GARAGE
- SOUTH-EAST FACING REAR GARDEN
- MODERN KITCHEN & UTILITY
- ENSUITE TO PRIMARY BEDROOM
- DOWNSTAIRS WC
- GAS CENTRAL HEATING (WORCESTER COMBI APPROX. 5-YEARS-OLD)
- uPVC DOUBLE GLAZING (NEW GLAZING INSTALLED TO FRONT c. 6 YEARS AGO)
- FREEHOLD



DETACHED 4-BEDROOM FAMILY HOME - POPULAR PARK VIEW GROVE DEVELOPMENT - LARGE DRIVEWAY - INTEGRAL GARAGE - SOUTH-EAST FACING ENCLOSED REAR GARDEN - FRONT GARDEN - MODERN KITCHEN & SEPARATE UTILITY ROOM - ENSUITE TO PRIMARY BEDROOM - FAMILY BATHROOM - DOWNSTAIRS WC - GAS CENTRAL HEATING - uPVC DOUBLE GLAZING – FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** this **detached 4-bedroom** family home situated on an enviable plot within the popular **Park View Grove** development. Our client has owned the property since it was a new-build in 2001 and has maintained it meticulously ever since. This property presents a great opportunity for its next owners to create their own memories in this fantastic family home. In brief, the property comprises: Entrance Hall; Downstairs/Guest WC; Living Room; Kitchen/Diner; Utility Room; **Integral Garage**; First Floor Landing with access to all 4 Bedrooms and Family Bathroom; generous **driveway** and well-tended front garden; immaculate **south-east facing rear garden**. The property also benefits from uPVC double glazing and gas central heating.

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: E

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



Outside Front

Double driveway laid to tarmac with access to garage; area laid to lawn with mature bush; outside tap; area laid to paving slabs and decorative chippings leads to front door

Entrance Hallway

8' 8" x 3' 6" MIN (2.64m x 1.07m)

Accessed via composite front door with four obscured DG panels; laminate flooring; radiator; smart meter; Drayton thermostat controller; RCD Consumer Unit; access to Downstairs WC; access to Living Room; stairs rise to First Floor

Downstairs WC

5' 7" x 3' 0" MAX (1.70m x 0.91m)

Laminate flooring; radiator; WC; sink with separate hot and cold taps and tiled splash back; uPVC obscured and leaded window to front

Living Room

16' 11" x 13' 6" (5.15m x 4.11m)

Laminate flooring; radiator; gas feature fireplace with remote control (installed new 5 years ago); access to Kitchen; uPVC leaded DG window to front

Kitchen/Diner

9' 1" x 16' 8" (2.77m x 5.08m)

Vinyl flooring; radiator; matching wall and base units with worktops over and matching splash backs; additional tiled splash backs; Leisure stainless steel sink with draining board and mixer tap; integrated CDA 4-ring gas hob with glazed splash back and extractor hood over; integrated CDA electric fan-assisted oven; space and plumbing for free-standing dishwasher; space for free-standing fridge/freezer; under stairs cupboard; uPVC DG window to rear; uPVC DG double doors opening onto Rear Garden; access to Utility Room

Utility Room

4' 8" x 8' 6" (1.42m x 2.59m)

Vinyl flooring; radiator; matching wall and base units with worktops over and matching splash backs and tiled splash backs (to match Kitchen); Leisure stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; access to Garage; uPVC door with obscured DG panel provides access to Rear Garden

Garage

16' 11" x 8' 9" (5.15m x 2.66m)

Concrete flooring; manual up and over door; light & power; access to property via Utility

First Floor Landing

11' 4" x 2' 11" (3.45m x 0.89m)

Carpeted; storage cupboard housing gas central heating Combi boiler: Worcester (installed new 5 years ago - 10 year guarantee); access hatch to loft

Bedroom 1

11' 10" x 9' 7" (3.60m x 2.92m)

Carpeted; radiator; built-in wardrobes; access to Ensuite; uPVC leaded DG window to front

Ensuite

4' 7" x 7' 5" (1.40m x 2.26m)

Vinyl flooring; partly tiled walls; radiator; pedestal wash hand basin with separate hot and cold taps; WC; shower cubicle with mains powered shower; electric shaving point; extractor fan; uPVC obscured DG window to side

Bedroom 2

18' 4" x 8' 6" (5.58m x 2.59m)

Carpeted; 2 x radiators; dual aspect uPVC DG windows, one leaded to the front and one to the rear; access hatch to loft space

Bedroom 3

9' 5" x 10' 3" PLUS STORAGE (2.87m x 3.12m)

Carpeted; radiator; in-built storage cupboard; uPVC DG window to rear

Bedroom 4

8' 1" x 6' 10" (2.46m x 2.08m)

Laminate flooring; radiator; uPVC leaded DG window to front

Family Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)

Vinyl flooring; partly tiled walls; radiator; matching white suite comprising pedestal wash hand basin with separate hot and cold taps, WC, and panelled bath with mixer tap and shower attachment, and separate Mira Enthuse electric shower over; electric shaver point; Vectair extractor fan; uPVC obscured DG window to rear

Rear Garden

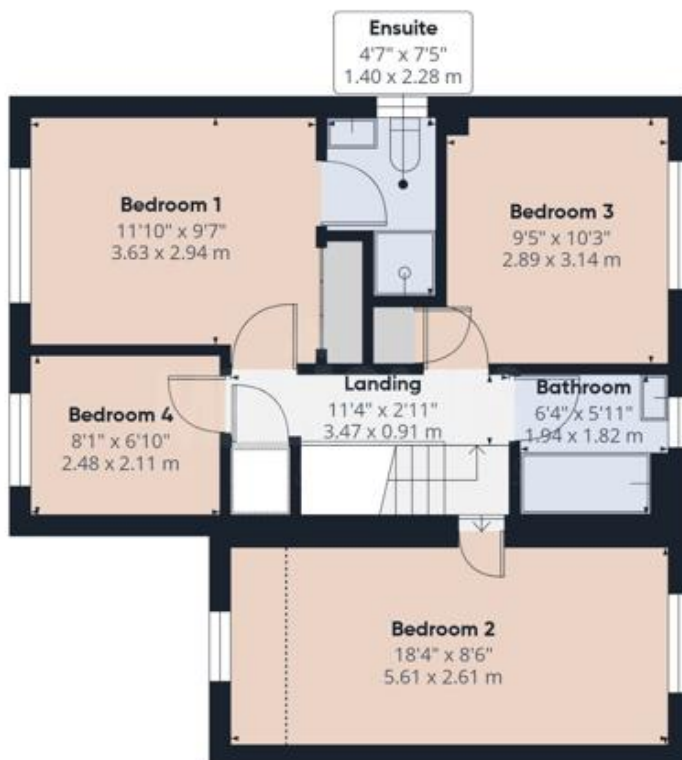
Enclosed on all sides with timber fencing; patio area laid to paving stones; timber picket fence with central gate provides access to area laid to lawn with mature trees and shrubs; outside tap; timber gate to side providing access to the front of the property



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

Approximate total area: 1,163 ft² / 108.1 m²

Reduced headroom: 25 ft² / 2.3 m²

Reduced headroom: - - - - - Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

CARDIFF & THE VALE

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