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MR HOMES
SALES & LETTINGS



Blossom Drive
Lisvane, Cardiff
CF14 0BE

Offers in the Region Of £335,000
Freehold

Blossom Drive, Lisvane, Cardiff, CF14 0BE

- NO CHAIN
- CORNER PLOT
- GARAGE & PARKING
- 2 DOUBLE BEDROOMS
- SOUTH-FACING REAR GARDEN
- MODERN SHOWER ROOM
- GUEST WC
- uPVC DOUBLE GLAZING (INSTALLED NEW JUNE 2022)
- GAS CENTRAL HEATING
- FREEHOLD



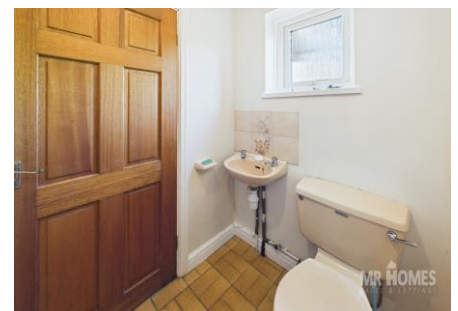
NO CHAIN - FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR DOWNSIZERS OR LANDLORD/INVESTORS - 2-BEDROOM END OF TERRACE - GARAGE AND PARKING - LARGE CORNER PLOT WITH WRAPAROUND SOUTH-FACING GARDEN - uPVC DOUBLE GLAZING (NEW WINDOWS AND PATIO DOOR INSTALLED JUNE 2022) - GAS CENTRAL HEATING – FREEHOLD

MR HOMES are delighted to represent our clients in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this generously proportioned 2-bedroom end of terrace property in the highly desirable area of Lisvane. The property sits on a generous corner plot with a wraparound rear garden that takes full advantage of its south-facing aspect. Requiring modernisation in some areas, the property benefits from a modern shower room to the first floor and new uPVC windows and sliding patio door installed June '22. The property also has a separate garage (17'9" x 8'5") with parking space to the front. Why not leave the car at home and take advantage of the public transport options that are right on your doorstep, the official bus stop for Lisvane Station (Cardiff Bus route 86) is directly behind the property on Cherry Orchard Road and is just a minute's walk. Lisvane & Thornhill railway station itself is 0.1 of a mile from your front door meaning it can be reached on foot in a matter of minutes with regular services into the heart of the capital city within 15 minutes. Take advantage of the wide open green space of Parc Cefn Onn, the entrance to which is less than a 5-minute walk with neighbouring Old Cottage gastropub for afterwards. Sport lovers are also well catered for with Lisvane Tennis Club and Llanishen Golf Club within easy reach. Less than a 5-minute drive away or a 20-minute walk is the hub of Lisvane life in the shape of The Black Griffin public house, Lisvane General Store, Pharmacy and local Parish Church.

Tenure: Freehold*

EPC Rating: D Council Tax Band: E Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband coverage.

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



***Buyer will be invited to join/become one of five shareholders of Orchard Court (Lisvane) Management Ltd (Company No. 01930739) and expected to contribute ~£200 to £250 per year for general maintenance (grass cutting, etc) of shared spaces.**

Entrance Hall

12' 1" x 4' 7" (3.68m x 1.40m)

Accessed via uPVC front door with obscured DG panels; carpeted; access to all Ground Floor rooms and under stairs storage cupboard; stairs rise to First Floor

Guest WC

4' 7" x 4' 5" *PLUS STORAGE* (1.40m x 1.35m)

Tiled flooring; WC; sink with separate hot and cold water taps and tiled splash back; radiator; storage cupboard; uPVC obscured DG window to front

Kitchen

9' 5" x 8' 2" (2.87m x 2.49m)

Tiled flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; space for electric cooker; space for under counter fridge; radiator; serving hatch through to Living Room; uPVC DG window to front

Living Room

10' 5" *PLUS RECESS* x 18' 0" (3.17m x 5.48m)

Carpeted; 2 x radiators; uPVC DG window to side; uPVC DG sliding patio door to rear



First Floor Landing

6' 1" x 3' 1" (1.85m x 0.94m)

Carpeted; access to both Bedrooms and Bathroom; access hatch to loft

Bedroom 1

10' 5" *PLUS RECESS* x 18' 2" (3.17m x 5.53m)

Carpeted; radiator; 2 x uPVC DG windows to rear

Bedroom 2

11' 1" x 8' 2" (3.38m x 2.49m)

Carpeted; radiator; uPVC DG window to side



Bathroom

5' 8" x 9' 6" (1.73m x 2.89m)

Tiled flooring; fully tiled walls; vanity unit comprising sink with mixer tap; WC; full width shower tray with dual headed mains powered shower; glazed shower screen; radiator; cupboard housing gas central heating boiler: British Gas C1 (age unknown); uPVC obscured DG window to front

Rear Garden

Mainly laid to paving slabs. Mature trees, shrubs and bushes. Timber gate to side providing access to front of property

Garage

17' 9" x 8' 5" (5.41m x 2.56m)

Accessed via metal Henderson manual up and over door; concrete flooring; hatch to storage space above. Parking space to front of Garage





Floor 0 Building 1



Floor 1 Building 1

Approximate total area: 765 ft² / 71.2 m²

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.

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.

CARDIFF & THE VALE

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