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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Vervain Close,
Westfield Park,
Cardiff CF5 4PL

Guide Price £210,000 to £220,000
Freehold

Vervain Close, Westfield Park, Cardiff. CF5 4PL.

- *** NO CHAIN *** QUIET CUL-DE-SAC LOCATION
- A MODERN 2-BED END-OF-LINK PROPERTY SET ON A CORNER PLOT
- IDEAL FOR FIRST TIME BUYERS or INVESTOR/LANDLORDS
- LIVING ROOM
- KITCHEN/DINER
- CLOAKROOM/DOWNSTAIRS W.C
- MODERN FAMILY BATHROOM SUITE
- DOUBLE DRIVEWAY & WRAP AROUND GARDENS - SOUTH-FACING
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



*** NO CHAIN ***

A MODERN 2-BED END-OF-LINK FAMILY HOME - SET ON A CORNER PLOT IN A QUIET CUL-DE-SAC OF WESTFIELD PARK, ST FAGANS - IDEAL FOR 1st TIME BUYERS or INVESTOR/LANDLORDS - KITCHEN/DINER - LIVING ROOM - CLOAKROOM/DOWNSTAIRS W.C - MODERN FAMILY BATHROOM SUITE - DOUBLE DRIVEWAY - SOUTH-FACING WRAP AROUND GARDENS - uPVC D/G WINDOWS - GAS C/H with COMBI-BOILER - TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Modern 2-Bedroom End-Of-Link Property, comprising in brief; Entrance Hall, Cloakroom/Downstairs W.c, Living Room, Kitchen/Diner with Large Understair Storage Cupboard, Staircase to the 1st Floor Landing with Hatch to Loft, Bedroom 1, Bedroom 2 & a Modern Family Bathroom Suite. Lockable Side Gate Accesses the Side & Rear Gardens. There is a Private Double Driveway to the Front/Side of the Property. uPVC Double Glazing Windows & Gas Central Heating Powered by a Mini Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/vervainclose20ap/>

EPC Rating = C.
Council Tax Band = C.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST
WWW.MR-HOMES.CO.UK



Entrance Hallway - 5' 9" x 3' 6" (1.75m x 1.07m)

Entered Via uPVC Door, Fitted Carpet, Wall Mounted Electric RCD Consumer Unit, Wall Mounted Alarm Panel, Doors To Living Room And Cloakroom/Downstairs W.c.

Cloakroom/Downstairs W.c. - 5' 11" x 3' 1" (1.80m x 0.94m)

Vinyl Flooring, Close Coupled W.c., Pedestal Wash Hand Basin With Hot & Cold Taps Over, Single Panel Radiator, Plastered Walls And Plastered Ceiling, uPVC Obscure D/g Window To Front.

Living Room - 13' 0" x 11' 0" (3.96m x 3.35m)

Fitted Carpet, uPVC D/g Window To Front, 2 x Double Panel Radiators, Staircase To First Floor Landing, Door To Kitchen/Diner.

Kitchen/Diner - 13' 11" x 8' 1" (4.24m x 2.46m)

Tiled Floor, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, 4 Ring Gas Hob With Extractor Hood Over, Electric Fan Assisted Oven, Stainless Steel Sink And Drainer With Mixer Tap, uPVC D/g Window To Rear, Plumbed For Washing Machine, Space For Tall Fridge/Freezer, Double Panel Radiator, Door To Understair Storage Cupboard Housing Tumble Dryer, uPVC Double French Doors To Rear Garden, Plastered Walls And Plastered Ceiling, NB: Mini Combi-Boiler Housed In Wall Cupboard.

Staircase/First Floor Landing - 4' 5" x 3' 3" (1.35m x 0.99m)

Fitted Carpet To Staircase And First Floor Landing, Plastered Walls And Plastered Ceiling, Single Panel Radiator, Hatch To Insulated Loft.

Bedroom 1 - 11' 0" x 10' 7" (3.35m x 3.22m)

Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Fitted Wardrobes, Large Recess With fixed Shelving, Door To Fitted Cupboard With Hanging Rail And Fixed Shelving, Plastered Walls And Plastered Ceiling, Daikin Inverter Air Conditioning System.

Bedroom 2 - 10' 4" x 7' 1" (3.15m x 2.16m)

Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Family Bathroom - 6' 7" x 5' 9" (2.01m x 1.75m)

Tiled Floor, Panel Bath With Mixer Tap Over And Attached Shower, Pedestal Wash Hand Basin With Mixer Tap Over, Close Coupled W.c., Single Panel Radiator, Wall Mounted Electric Extractor Fan, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling.

Rear/Side Garden - SOUTH FACING

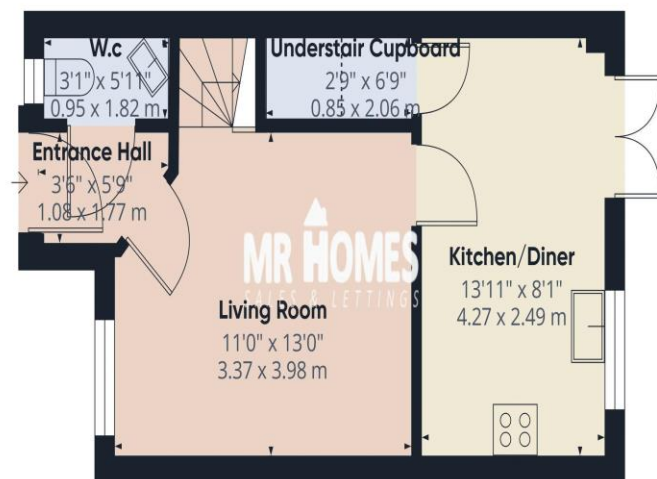
Set On Corner Plot. South Facing.

Driveway

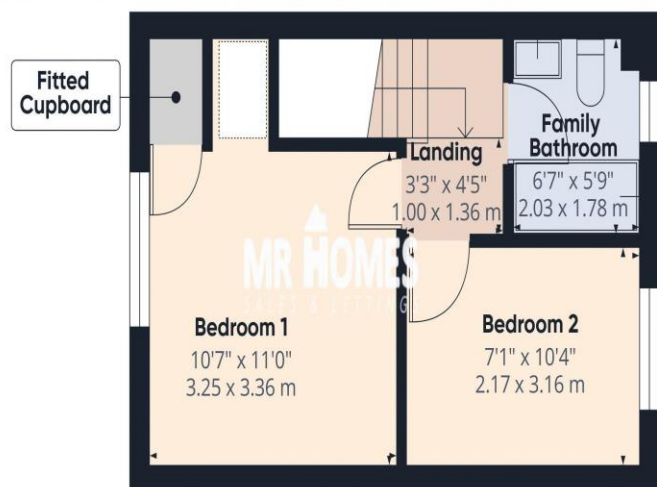
Double Driveway To Front.



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.



Ground Floor



1st Floor

MR HOMES
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Approximate total area⁽¹⁾

571 ft²

53.2 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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To submit your offer, please visit:
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