

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Palmers Drive,
Park View Grove,
Cardiff CF5 5NR

Guide Price £360,000 to £370,000
Freehold

Palmers Drive Park View Grove, Cardiff, CF5 5NR

Overview

- NO CHAIN!!! MOVE STRAIGHT IN - QUIET CUL-DE-SAC LOCATION.
- VERY SPACIOUS & IMMACULATE FAMILY HOME
- 4x DOUBLE BEDROOMS
- OPEN-PLAN LIVING - LOUNGE & KITCHEN/BREAKFAST ROOM
- SITTING ROOM
- DINING 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 - EPC RATING = C. 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.

WWW.MR-HOMES.CO.UK

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



Approximate total area⁽¹⁾

1169.1 ft²
108.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF WEST

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD