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CARDIFF

VALE

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BRISTOL



Palmer's Drive



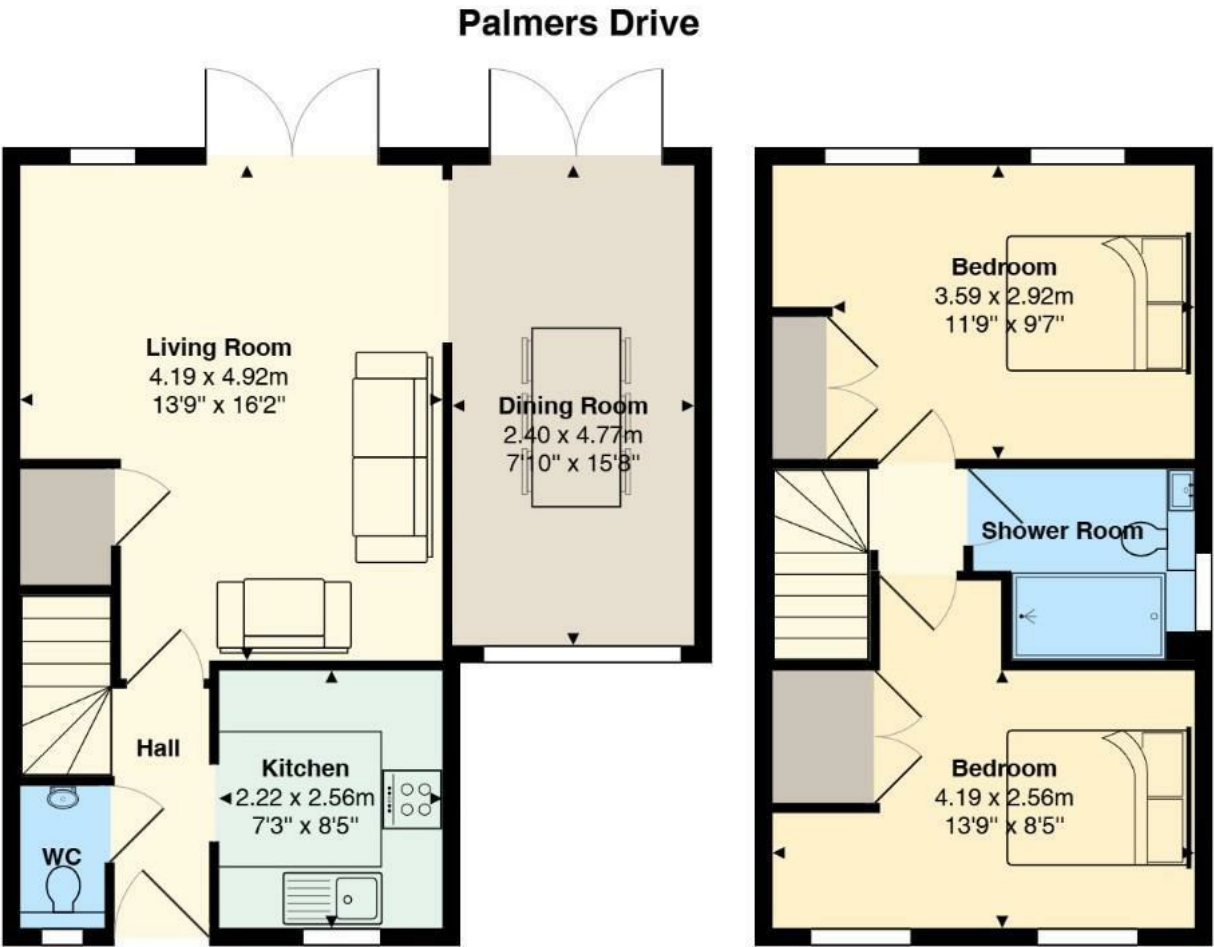
Set within the sought-after neighbourhood of Palmers Drive, this charming semi-detached home offers 811 sqft of comfortable, modern living. With two well-proportioned bedrooms, a convenient downstairs W.C. and a spacious dining room created from a thoughtful garage conversion, it is perfectly suited to everyday life and entertaining.

Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
Sales Negotiator

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Total Area: 75.4 m² ... 811 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Palmers Drive

, Cardiff, CF5 5NR

Asking Price

£260,000



2 Bedroom(s)



1 Bathroom(s)



811.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Nestled in the charming neighbourhood of Palmers Drive, Cardiff, this delightful semi-detached house offers a perfect blend of comfort and modern living. With a generous space of 811 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra room for guests or a home office.

Upon entering, you will find a welcoming atmosphere that flows throughout the home. The ground floor boasts a convenient downstairs W.C., enhancing the practicality of daily living. The heart of the home is undoubtedly the spacious dining room, which has been thoughtfully created by converting the garage. This transformation not only provides ample space for family meals and entertaining but also allows for a bright and airy environment, perfect for enjoying time with loved ones.

The property is situated in a peaceful area, yet it remains conveniently close to local amenities, schools, and transport links, making it an excellent choice for those who value both tranquility and accessibility. The semi-detached design offers a sense of privacy while still fostering a friendly community atmosphere.

In summary, this two-bedroom semi-detached house on Palmers Drive is a wonderful opportunity for anyone looking to settle in Cardiff. With its practical layout, modern features, and inviting space, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.



Hall	English medium primary catchment area is Millbank Primary School
Kitchen 7'3" x 8'4" (2.22 x 2.56)	English medium secondary catchment area is Cardiff West Community High School
Living Room 13'8" x 16'1" (4.19 x 4.92)	Welsh medium primary catchment area is Ysgol Gymraeg Treganna
Dining Room 7'10" x 15'7" (2.40 x 4.77)	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr
Bedroom One 11'9" x 9'6" (3.59 x 2.92)	
Bedroom Two 13'8" x 8'4" (4.19 x 2.56)	
Shower Room	
Tax Band	C
Tenure	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
School Catchment	Flying Start area is Ely Caerau Pentrebane





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

