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MR HOMES
SALES & LETTINGS



Cambrian Residential Park
Culverhouse Cross
Cardiff CF5 5TJ

Guide Price £160,000 to £170,000

Cambrian Residential Park

Culverhouse Cross, Cardiff, CF5 5TJ

Overview

- OVER 50's ONLY
- PEACUFUL LOCATION
- 2 DOUBLE BEDROOMS
- EN-SUITE
- OPEN-PLAN LOUNGE / DINER
- FITTED KITCHEN
- INTEGRATED APPLIANCES
- WRAP AROUND GARDEN
- DOUBLE BRICK-PAVED DRIVEWAY
- uPVC D/G & GAS C/H with COMBI



NO CHAIN !!! POSITIONED AT THE VERY START OF THIS DEVELOPMENT IS THIS VERY WELL PRESENTED 2-BEDROOM STATIC PARK HOME - OVER 50's ONLY - ENJOY QUIET & PEACEFUL LIVING IN THIS VERY WELL LAID OUT PARK HOME - OPEN-PLAN LOUNGE & DINING ROOM - FULLY FITTED KITCHEN with INTEGRATED APPLIANCES - EN-SUITE TO MASTER BEDROOM - WRAP AROUND GARDEN DOUBLE BRICK-PAVED DRIVEWAY –



MR HOMES are very pleased to Offer **FOR SALE** this Park Home comprising; Entrance Hallway, Lounge with Electric Feature Fireplace Open-Plan to the Dining Room - Modern Fitted Kitchen with Integrated Appliances, Master Bedroom with Quality Fitted En-Suite & Fitted Wardrobes, Bedroom 2 with Fitted Wardrobes & Bedroom Furniture & an Immaculate Bathroom Suite. Natural Stone Front/Side & Rear Gardens. There is also a Double Brick-Paved Driveway. uPVC Double Glazing Windows & Gas Central Heating powered by an Ariston Combi-Boiler.

Council Tax Band = C.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hall

Fitted carpets, uPVC double glazed obscured front door. 2 double panel radiators. Access to living room, bathroom, bedrooms & storage cupboard.

Study/Office

Fitted Carpet, Single Panel Radiator, Open-Plan from Entrance Hallway - Space for a Desk or can be used as a Storage Area

Lounge 18' 4" x 10' 6" (5.6m x 3.2m)

Fitted carpets, 2 double panel radiators. Electric fireplace. uPVC double glazed window to front. uPVC double glazed window to side.

Dining Room 8' 10" x 8' 6" (2.7m x 2.6m)

Fitted carpets, double panel radiator. uPVC double glazed window to front. uPVC double glazed sliding doors to side.

Kitchen - 12' 2" x 8' 6" (3.7m x 2.6m)

Vinyl flooring, tiling above worktop. 4 ring gas hob. Mid height ovens. Cupboard housing InTec combi boiler. Wash hand basin with mixer tap. integrated washing machine, dishwasher & fridge freezer. uPVC double glazed window to side. uPVC double glazed obscured back door. Under cupboard lighting. Double panel radiator.

Bedroom 1

11' 6" x 0' 0" (3.5m x 0m)

Fitted carpets, uPVC double glazed window to side. Double panel radiator. Built in storage.

En-Suite

Fitted carpets wash hand basin with mixer tap & vanity unit. uPVC double glazed obscured window to side. Walk in shower. Double panel radiator. W.c

Bedroom 2 8' 6" x 8' 2" (2.6m x 2.5m)

Fitted carpets, uPVC double glazed window to side. Double panel radiator. Built in wardrobes.

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m)

Tiled flooring to ceiling. Wash hand basin with vanity unit. Walk in shower. Double panel radiator. W.c. uPVC double glazed obscured window to side.

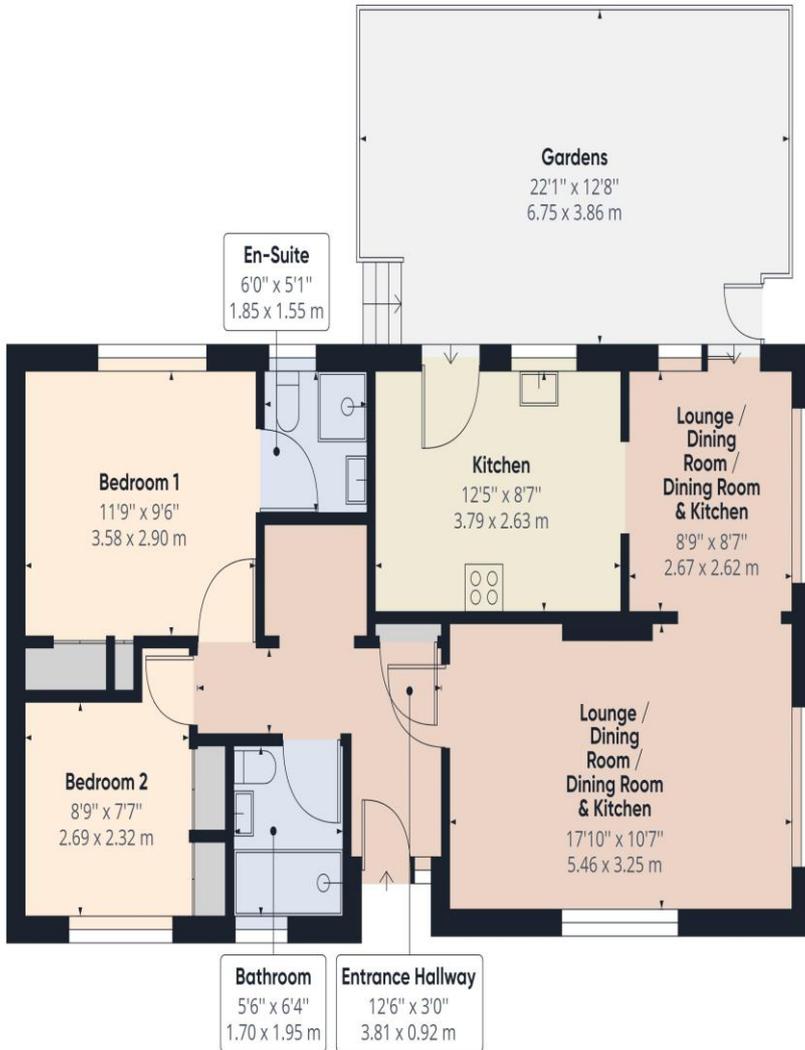
Gardens

Patioed & wraps around property. Divided into sections by iron railings.

Double Driveway - Brick-Paved - 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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area⁽¹⁾

763.82 ft²
70.96 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.

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CARDIFF WEST

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