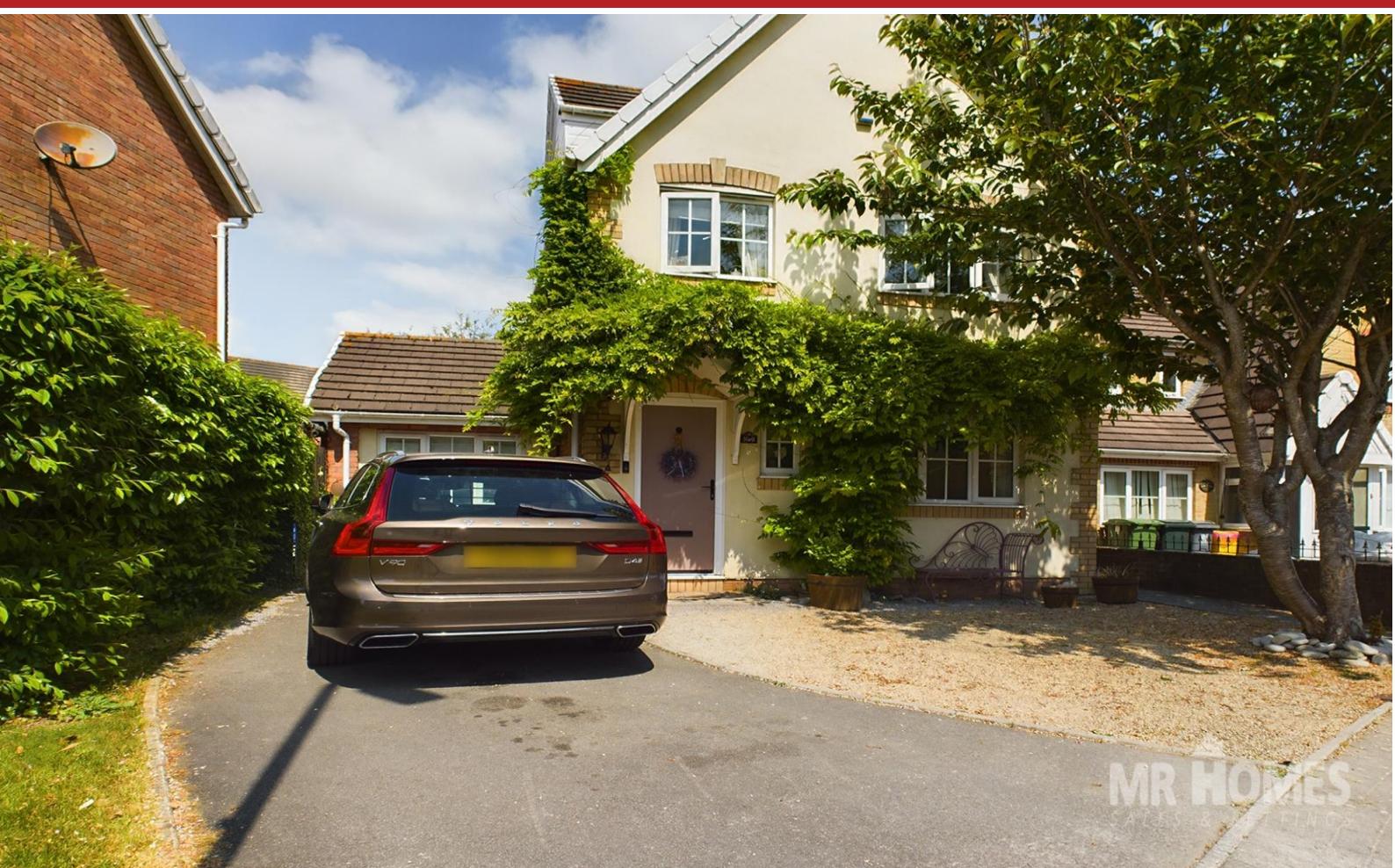


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MR HOMES  
SALES & LETTINGS



Palmers Drive, Park View Grove  
Cardiff  
CF5 5NR

Guide Price £359,950 to £369,950

# Palmers Drive, Park View Grove, Cardiff, CF5 5NR

## Overview

- IMMACULATE PROPERTY
- DETACHED
- LOFT CONVERSION
- GARAGE CONVERSION
- STUNNING GARDEN
- EN-SUITE ONLY 2 YEARS OLD
- DRIVEWAY
- POTENTIAL FOR 5/6 BEDROOMS
- QUIET LOCATION
- NEW WREN KITCHEN AS OF 2022



Guide Price: £359,950 to £369,950

### DETACHED

3 DOUBLE BEDROOMS - MASTER with EN-SUITE - PRIVATE DRIVEWAY – FREEHOLD.

MR HOMES are pleased to Offer *FOR SALE* this Modern 3-Bedroom Detached Property (POTENTIAL FOR 5/6 BEDROOMS) Set on a Large Plot-and briefly comprising; Entrance Hallway, Cloakroom, Lounge, Newly fitted Wren Kitchen as of 2022. Leading to Garden & Snug. Staircase to 1st Floor Landing with Access to Large Master Bedroom (was originally split in to two Bedrooms) With a new En-suite fitted 2 years ago. Bedroom 3 & a Family Bathroom. Access to 2nd Floor Landing leading to Top Floor Bedroom, with potential of splitting into two bedrooms or and En-suite. The Front Garden has Planting with a well established Tree, Driveway. Private Quiet Large Rear Garden. uPVC Double Glazing Windows & Gas Central Heating powered by a Worcester Combi-Boiler (Fitted December 2020. with 10 Year Warranty).

EPC Rating: D & COUNCIL TAX: E

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



## Entrance Hallway

Lamanite flooring. Single panel radiator. Front door. Stairs to 1st floor. Doors to w.c & living room. Consumer unit.

## Living Room

Lamanite flooring, original coving. uPVC double glazed window to front. Double panel radiator.

## W.C

Laminate flooring. W.c. wash hand basin with mixer tap. Tiled walls. uPVC obscured double glazed window to front.

## Snug

Porcelain tiled flooring. Double panel radiator. 2x uPVC double glazed window, one to front, other to rear. Coving.

## Kitchen

Porcelain tiled flooring. Quartz worktop and splashback. Built in washing machine and fridge freezer. Space for range master cooker. uPVC double glazed window to rear. uPVC double glazed French doors to rear. Access to under stairs cupboard. Space for dishwasher.

## 1st floor landing

Fitted carpets. UPVC double glazed window to side. Access to 2/3rd bedroom, bathroom and storage cupboard housing Worcester Combi Boiler.

## Family Bathroom

Tiled flooring, tiled walls, bath with shower over, uPVC double glazed obscured window to rear. W.c. wash handbasin with hot and cold tap. Heather towel radiator.

## Bedroom 1

Lamanite flooring, 2x uPVC double glazed windows to front. Single panel radiator x2 built in wardrobes, door to ensuite.

## Ensuite

Vinyl flooring. Tiled walls. Walk in mains shower. uPVC double glazed obscured window to. Towel radiator. W.c. wash hand basin with mixer tap and vanity unit.

## Bedroom 3

Lamanite flooring, single panel radiator, coving, built in storage. UPVC double glazed window to rear.

## Bedroom 2/Attic Room

Lamanite flooring, 4 x Velux windows to side, double panel radiator. Spot lights.

## 2nd floor landing

Lamanite flooring, carpet to stairs

## Front Garden

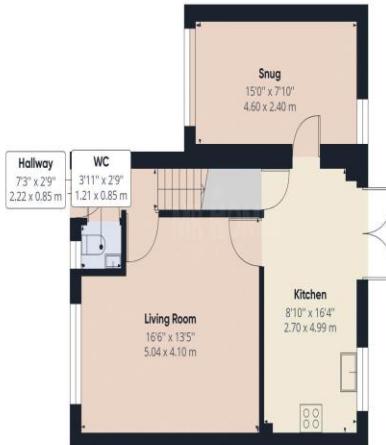
Driveway for 2 cars, pebbled area and tree.

## Rear Garden

Fully Enclosed with 6-foot Fencing. Block paving Patio area. With decking leading to 2nd seating area. Mainly pebbled with borders for planting.



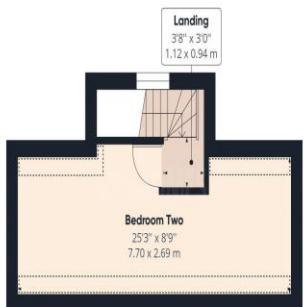
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



Floor 2

Approximate total area<sup>(1)</sup>

1189.08 ft<sup>2</sup>  
110.47 m<sup>2</sup>

Reduced headroom

36.20 ft<sup>2</sup>  
3.36 m<sup>2</sup>

(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

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 & VALE

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