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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Vervain Close,
Westfield Park,
Cardiff CF5 4PL

Guide Price £230,000 to £240,000
Freehold

Vervain Close Westfield Park, Cardiff, CF5 4PL

Overview

- NO CHAIN!!! MOVE STRAIGHT IN
- 3-BED END-OF-LINK FAMILY HOME
- IDEAL FOR 1st TIME BUYERS
- LOCATED ON A PRIVATE DEVELOPMENT
- SPACIOUS LOUNGE & KITCHEN/DINER
- CLOAKROOM/ DOWNSTAIRS W.C
- MODERN BATHROOM SUITE
- DOUBLE DRIVEWAY
- ENCLOSED REAR GARDEN
- FREEHOLD



**NO CHAIN SALE!!!
MOVE STRAIGHT IN!!!
3-BED END-OF-LINK FAMILY HOME
LOCATED ON A PRIVATE DEVELOPMENT
SPACIOUS LOUNGE
KITCHEN/DINER
CLOAKROOM/DOWNSTAIRS W.C
MODERN BATHROOM SUITE
DOUBLE DRIVEWAY TO FRONT
LARGE & ENCLOSED SOUTH FACING REAR
GARDEN with SIDE ACCESS FREEHOLD.**



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom End-Of-Link Family Home, comprising in brief; Entrance Hallway, Cloakroom/ Downstairs W.c, Lounge, Kitchen/Diner with Large Understair Storage Cupboard, 1st Floor Landing, Bedrooms 1, 2, 3 & a Family Bathroom Suite. Front Garden, Lockable Side Gate Access into the South-Facing Rear Garden. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Viessmann Vitodens 050 Combi-Boiler.

EPC Rating = D.

Council Tax Band = D.

WWW.MR-HOMES.CO.UK

**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**



Entrance Hallway

6' 0" x 3' 1" (1.83m x 0.94m)

Cloakroom/ Downstairs W.c

5' 11" x 2' 6" (1.80m x 0.76m)

Lounge

15' 9" x 14' 7" (4.80m x 4.44m)

Kitchen/Diner

14' 7" x 8' 4" (4.44m x 2.54m)

1st Floor Landing

7' 11" x 5' 9" (2.41m x 1.75m)

Hatch to Insulated Loft

Bedroom 1

13' 5" x 8' 6" (4.09m x 2.59m)

Bedroom 2

10' 9" x 8' 1" (3.27m x 2.46m)

Bedroom 3

7' 3" x 5' 9" (2.21m x 1.75m)

Family Bathroom

6' 2" x 5' 6" (1.88m x 1.68m)

Double Driveway to Front

Front Garden - Laid Lawn & Stone Chippings

Lockable Side Gate Access into the Rear Garden

Rear Garden - Enclosed - SOUTH FACING

Patio with Slate Chipping Borders & Astro Turf. Wood Panel Storage Shed.



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.



CARDIFF WEST

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