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MR HOMES
SALES & LETTINGS



Clos Eiddiw, Park View Grove
Cardiff
CF5 5NT

Guide Price £199,950 to £209,950
FREEHOLD

Clos Eiddiw, Park View Grove, Cardiff, CF5 5NT

Overview

- CALLING FIRST TIME BUYERS or LANDLORDS/INVESTORS
- IDEAL STARTER HOME OR DOWNSIZE
- DESIRABLE LOCATION
- LARGE PRIVATE DRIVEWAY
- PARKING FOR 3 VEHICLES
- 2 DOUBLE BEDROOMS
- ENCLOSED NORTH-EAST FACING REAR GARDEN
- SUMMER HOUSE & GARDEN SHED
- uPVC DOUBLE GLAZING & GAS COMBI-BOILER
- FREEHOLD



IMMACULATELY PRESENTED END-OF-LINK 2 DOUBLE BEDROOM PROPERTY - IDEAL FOR FIRST TIME BUYERS / STARTER HOME, LANDLORD/INVESTORS or DOWNSIZERS - SOUGHT AFTER LOCATION - LARGE NORTH-EAST FACING REAR GARDEN - SUBSTANTIAL DRIVEWAY/PARKING - SPACIOUS LOUNGE/DINER - LARGE BATHROOM – FREEHOLD

MR HOMES are very pleased to *Offer FOR SALE* this 2 Double Bedroom Property, comprising in brief: Entrance Hallway; Downstairs W.C.; Kitchen; Lounge/Diner; First Floor Landing leading to Bedrooms 1 & 2 (both with Fitted Wardrobes) & Large Family Bathroom. North-East Facing Rear Garden which is Enclosed on all sides, complete with Summer House and Garden Shed and side access to front via timber gate. uPVC Double Glazed Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating: C
Council Tax Band: C

Viewings Strictly by Appointment ONLY
CALL: 02920 204 555
ONLINE: WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO LTD



Entrance Hall

Accessed via timber front door with obscured double glazing panels; carpeted; radiator; access to Kitchen, Downstairs WC and Living Room. Staircase rising to First Floor

Downstairs WC

Carpeted; single radiator; matching WC and wash hand basin with separate hot and cold taps; uPVC obscured double glazed window to front

Kitchen

Vinyl flooring; matching base and wall units with worktops over and tiled splash backs; integrated Indesit gas hob; Indesit extractor hood over; integrated electric oven; space and plumbing for washing machine; space for free-standing fridge/freezer; sink with stainless steel mixer tap; Vaillant combi central heating boiler; uPVC double glazed window to front; RCD Consumer unit

Living Room

Carpeted; double radiator; understairs storage cupboard; uPVC double glazed window to rear and uPVC double glazed patio doors leading to the rear garden

First Floor Landing

Accessed via carpeted staircase; carpeted, access to Bedrooms 1 & 2 and Family Bathroom; access hatch to loft

Bedroom 1

Carpeted; two single radiators; double door in-built wardrobe; two uPVC double glazed windows to rear

Bedroom 2

Carpeted: two single radiators; double door built-in wardrobe; two uPVC double glazed windows to front

Family Bathroom

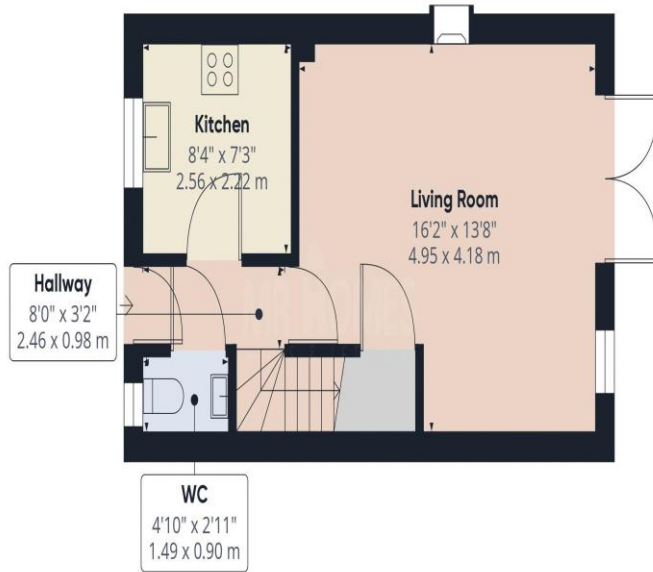
Carpeted; matching bathroom suite, comprising panelled bath with separate hot and cold taps and mains shower over; pedestal hand wash basin with separate hot and cold water taps; W.C.; uPVC obscured double glazed window to side

Rear Garden

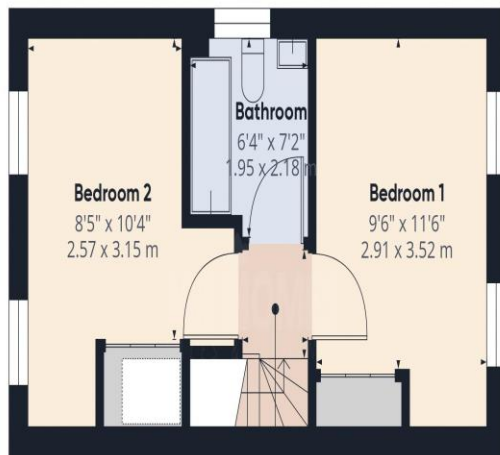
Patio slabbed; small decking area; gravel area to rear; Summer a house and shed of timber construction; access to front via timber side gate



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⁾

641.03 ft²
59.55 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 & THE VALE

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