

Palmers Drive

LOWER ELY, CARDIFF, CF5 5NR

GUIDE PRICE £375,000

**Hern &
Crabtree**



Palmers Drive

No Chain. A wonderful opportunity to acquire this larger-style four-bedroom detached home tucked away in a quiet cul de sac of Palmers Drive. Immaculately presented and modernised to an exceptionally high standard by the current owners, this stunning property would make an ideal family home.

The accommodation briefly comprises: Porch, Entrance Hall, Spacious Lounge, Open Plan Kitchen/Diner and a Sitting Room/Home Office to the ground floor. To the first floor are Four Good size Bedrooms with an En-Suite to the Primary Bedroom and a family Bathroom. The property further benefits from a good size rear garden with a brick built storage area and off street parking for two vehicles to the front.

Palmers Drive is set within the modern and family-friendly Park View Grove development in Lower Ely. The area offers excellent local amenities, schools, and transport links, with easy access to the A4232 and M4. Quiet and well-connected, it's an ideal spot for families



1627.00 sq ft

Entrance

Entered via a composite door into an enclosed porch with double glazed windows to the side. Wooden door into the hallway.

Hallway

Coved ceiling. Radiator. Stairs to the first floor with storage area. Tiled floor. Under floor heating.

Cloakroom

W/c and wash hand basin. Tiled floor. Radiator. Part tiled walls.

Lounge

Double glazed bay window to the front. Radiator. Coved ceiling. Tiled flooring. Feature fireplace with slate hearth. Built in cupboard and shelving into the alcoves. Under floor heating.

Kitchen/Diner

Double glazed window to the rear. Double glazed French doors leading out to the rear and a further double glazed door leading out to the side. Coved ceiling. Radiator. Continuation of tiled flooring. Under floor heating in the dining area. The kitchen is fitted with wall and base units with Quartz worksurfaces. Tiled splashbacks. Two ovens and a grill. Integrated dishwasher. Breakfast island with matching quartz work top. Space for American style fridge/freezer. Stainless steel sink and drainer with etched draining board.

Study

Double glazed window to the front. Coved ceiling. Radiator. Wooden flooring. Door to utility.

Utility

Continuation of wooden flooring. Space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR

Landing

Coved ceiling. Loft access hatch. Radiator. Built in storage cupboard housing the gas combi boiler.

Bedroom One

Double glazed window to the front. Radiator. Coved ceiling. Two sets of built in wardrobes. Door to en-suite

Ensuite

Obscure double glazed window to the front. Shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

Bedroom Two

Double glazed window to the rear. Radiator. Coved ceiling. Built in wardrobe.

Bedroom Three

Double glazed window to the rear. Radiator. Coved ceiling. Built in wardrobe.

Bedroom Four

Double glazed window to the front. Radiator. Coved ceiling. Built in wardrobe. Wood laminate flooring.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

OUTSIDE

Front

Paved driveway for at least two cars. Low rise wall. Tree.

Rear Garden

Enlosed rear garden with wooden fencing. Paved patio area. Lawn and gravel area and a further raised area with sitting area. Trees and flower beds. Cold water tap. Access to the side with a gate. Mason store building. Small shed.

Additional Information

We have been advised by the vendor that the property is Freehold.

Epc -

Council Tax -

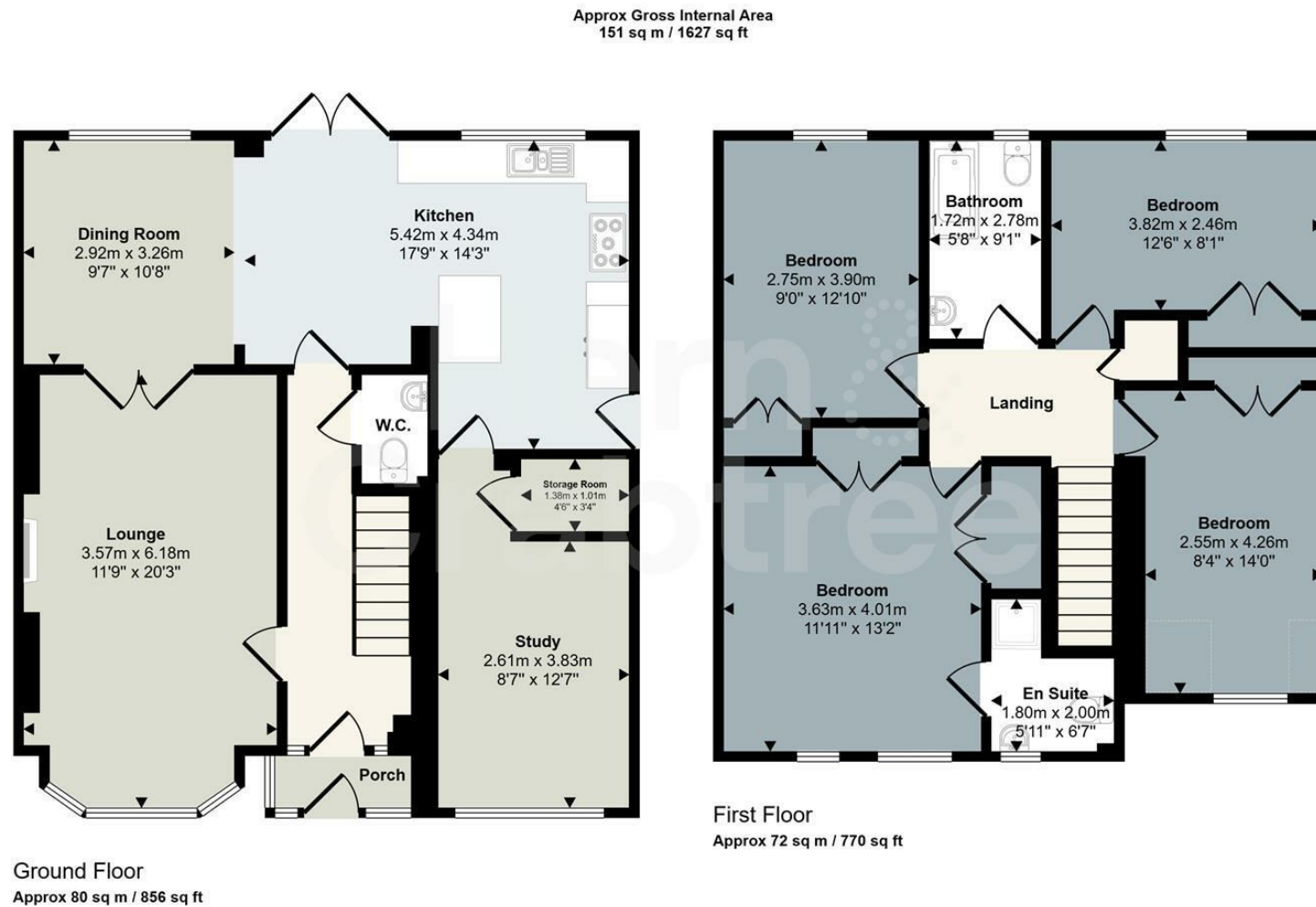
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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