

Palmers Drive

PARK VIEW GROVE, CARDIFF, CF5 5NR

GUIDE PRICE £325,000

**Hern &
Crabtree**



Palmers Drive

A fantastic four-bedroom detached home, perfectly positioned on the corner of Palmers Drive in the sought-after Park View Grove development. Well maintained throughout, this well-balanced property occupies a generous corner plot and boasts a lovely rear garden.

Offering an excellent opportunity for the next owner to put their own stamp on the home, the accommodation briefly comprises an entrance hall, lounge with double doors opening into the dining room or additional sitting room with doors leading out onto the rear garden, fitted kitchen, utility room, cloakroom and access to the integral garage.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, alongside a family bathroom.

Externally, the property enjoys a great-sized rear garden, mainly laid out lawn, providing an ideal space for outdoor entertaining and family enjoyment. To the front, there is off-street parking together with an integral single garage.

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



Approx 1211.00 sq ft

Council Tax Band: E

Hall

Entered via pvc front door with double obscure glazed panel, coved ceiling, stairs to the first floor with understairs storage, radiator, courtesy door to the garage.

Lounge/Dining Room

Double glazed bay window to the front, radiators, coved ceiling, electric fireplace with wooden mantle and tiled hearth wood panel doors to the dining room.

Kitchen

Double glazed window to the rear, wall and base units with worktop over, double sink and drainer, gas hob with built in oven, space for fridge and freezer, space for dishwasher, wine rack, radiator, part tiled walls, laminate flooring.

Utility Room

Double glazed window, wall and base unit, radiator, laminate flooring, space for washing machine and tumble dryer, double obscure glazed door leads to the garden.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, laminate flooring.

Second Reception Room

Double glazed French doors to the rear garden, coved ceiling, radiator.

First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, access to loft space, radiator, cupboard housing the boiler.

Bedroom One

Double glazed window to the front, radiator, built in wardrobe.

En Suite

Double obscure glazed window to the front, shower, w.c and wash hand basin, radiator, tiled walls, tiled floor.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.

Bedroom Three

Double glazed window to the rear, radiator, fitted wardrobe.

Bedroom Four

Double glazed window to the front, radiator.

Bathroom

Double obscure glazed window to the side, bath. shower, w.c and wash hand basin, radiator, part tiled walls.

Garden

Garage

Front

Tenure and additional information

We have been advised by the seller that the property is freehold. The council tax band is E. EPC - TBC

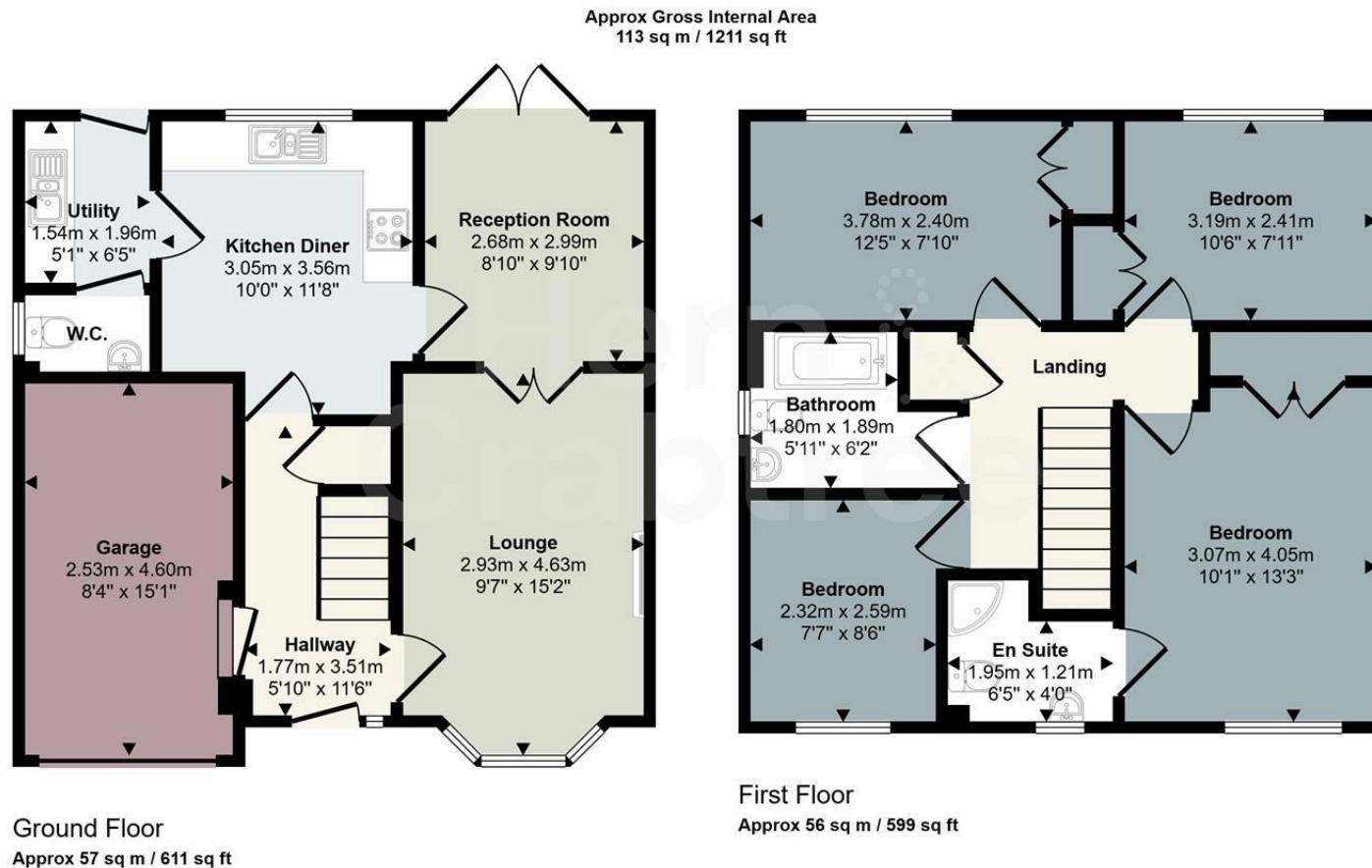
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







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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