



Cambrian Residential Park, Queens Drive, Culverhouse Drive, Cardiff. CF5 5TL

- 2-BED DETACHED PARK HOME
- CAMBRIAN RESIDENTIAL PARK - CULVERHOUSE CROSS
- OVER 50's ONLY
- QUIET & PEACEFUL SOUGHT AFTER LOCATION
- DECORATION REQUIRED
- WRAP AROUND SIDE & REAR GARDEN (LOW-MAINTENANCE)
- DOUBLE 'BRICK-PAVED' DRIVEWAY
- uPVC D/G WINDOWS & GAS CENTRAL HEATING
- CASH BUYERS ONLY
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SHOPS & LOCAL AMENITIES



PROPERTY DESCRIPTION

* NO CHAIN * OFFERS OVER £100,000 * Situated in the highly sought-after and peaceful Cambrian Residential Park in Culverhouse Cross, this charming 2-bedroom detached park home offers an ideal home for the over-50s. Boasting a generous wrap-around low-maintenance side and rear garden, the property enjoys a quiet setting while being close to excellent transport links, shops, and local amenities. Featuring a spacious reception room, uPVC double-glazed windows, and gas central heating, the home promises comfort throughout. The double brick-paved driveway provides ample off-road parking, enhancing convenience. While the property requires some decoration, it presents a fantastic opportunity for cash buyers to personalise and create a delightful residence in a tranquil and friendly community. Don't miss a chance to secure this excellent park home in a prime location. EARLY VIEWING IS HIGHLY RECOMMENDED - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

12' 5" x 3' 0" (3.78m x 0.91m)

Living Room (with Front Door Entrance)

11' 7" x 9' 11" (3.53m x 3.02m)

Door to Airing Cupboard housing a BAXI 80e Combi-Boiler.

Kitchen

11' 7" x 7' 6" (3.53m x 2.29m)

Bathroom

7' 9" x 4' 3" (2.36m x 1.30m)

Bedroom 1

9' 6" to front of wardrobe x 7' 10" (2.90m x 2.39m)

Bedroom 2

8' 6" x 7' 10" (2.59m x 2.39m)

Side & Rear Gardens (Wrap Around)

Laid Stone Chippings & a Patio Pathway

Double 'Brick-Paved' Driveway to Front

You can park up to 5 cars using the sides of the Park Home.



MATERIAL INFORMATION

Council Tax: Band A

Council Tax: Rate £1,488.00

Parking Types: Driveway.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years?

No

Flooding Sources: None.

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Local Authority: Vale Of Glamorgan

Council Tax: Band: A

Annual Price: £1,488

Conservation Area: No

Mobile coverage: EE - Vodafone - Three - O2

Broadband: Basic 6 Mbps - Superfast 80 Mbps

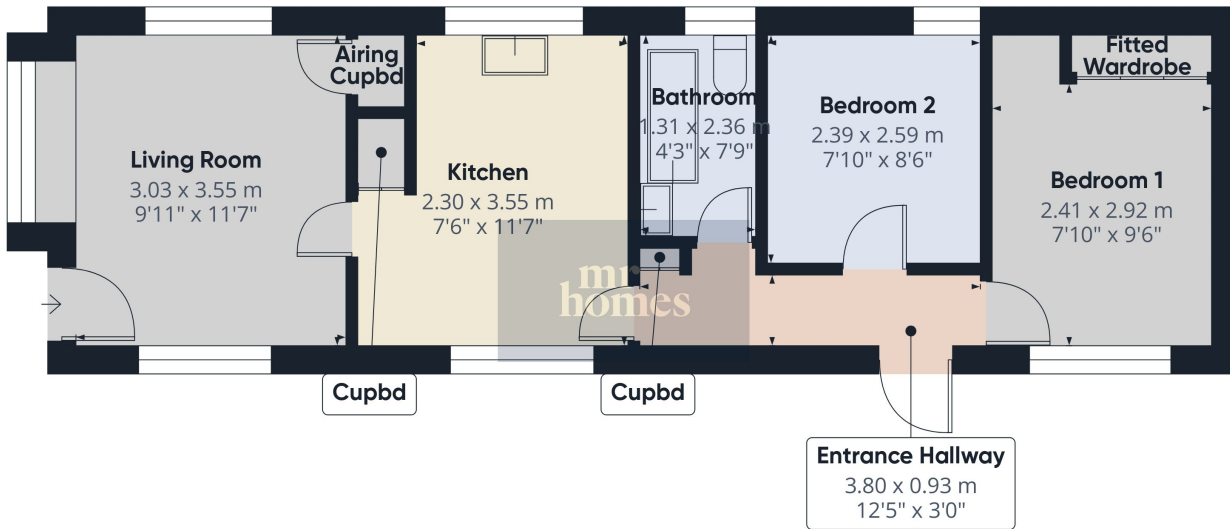
Satellite / Fibre TV Availability: BT - Sky (No Virgin Available)



FLOORPLAN

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Approximate total area^m
43.3 m²
466 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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