

17 Palmers Drive  
Cardiff  
CF5 5NR

£360,000



- DETACHED FOUR DOUBLE BEDROOM PROPERTY
- LOCATED IN A QUIET CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS
- IMMACULATE THROUGHOUT
- EN-SUITE TO MAIN BEDROOM
- WEST FACING REAR GARDEN
- DRIVEWAY WITH EV CHARGING PORT
- CLOSE TO M4 CORRIDOR VIA A4232
- 360 VIRTUAL TOUR AVAILABLE
- CALL TODAY TO ARRANGE A VIEWING ON 01446 502806

Ref: PRA10768

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* IDEAL FAMILY HOME, FOUR DOUBLE BEDROOMS \*\*\* Daniel Matthew Estate Agents are delighted to offer to the market this immaculate four double bedroom detached family home, situated in a quiet cul-de-sac within the popular location of Park View Grove. Property comprises to the ground floor, hallway, cloakroom, dining room, open plan lounge/kitchen area and a second reception room which is an ideal office space/playroom/snug. To the first floor, four double bedrooms, ensuite to main bedroom and family bathroom. Further benefits are west facing rear garden, driveway to the front for several vehicles with EV charging port, a reduced size garage which is suitable for storage, Property is within walking distance to Aldi's and Farmfoods, close to great school catchment and easy public transport into Cardiff City Centre. Viewing's are highly recommended to appreciate the size of the property, please contact a member of our team on 01446 502806.

## Accommodation



### Entrance Hallway

Enter via UPVC obscured door leading into hallway, textured ceiling, plain walls, wooden flooring, under stairs storage, staircase leading to first floor, doors leading into;-



### Cloakroom/w.c (5' 0" x 3' 1") or (1.52m x 0.94m)

UPVC double glazed obscured window to front aspect, textured ceiling, plain walls, tiled flooring, two piece white suite comprising low level WC and floating wash hand basin with tiled splashback, radiator.



### Dining Room (11' 1" x 8' 8") or (3.38m x 2.64m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls with one feature papered walls, wooden flooring, radiator, An ideal room which can be used as a dining room/office or playroom.



### Open Plan Kitchen / Lounge

UPVC double glazed window to rear aspect, UPVC double glazed patio doors leading to enclosed rear garden, plain ceiling with coving, plain walls, wooden flooring, wall mounted column radiator, Log burner,



## Utility Room (6' 7" x 4' 9") or (2.01m x 1.45m)

UPVC double glazed window to side aspect, textured ceiling, plain walls with extractor fan and wall mounted consumer unit, tiled splashback, a range of matching wall and base units with complimentary work surfaces, space for tumble dryer, plumbing for washing machine.



## Reception Room Two (11' 0" x 8' 5") or (3.35m x 2.56m)

Originally the garage which has been covered, UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls with dado rail, laminate flooring, an ideal room which can be used as a office/playroom/dining room.



## Landing

Textured ceiling, plain walls, fitted carpet, radiator, doors leading into;-



## Bedroom One (11' 11" x 10' 1") or (3.63m x 3.07m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator, door leading into;-



## En Suite (6' 6" x 4' 9") or (1.98m x 1.45m)

UPVC double glazed obscured window to side aspect, plain ceiling, tiled walls, wood effect LVT flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, shower cubicle with over head mains shower, heated towel rail.



## Bedroom Two (9' 9" x 10' 1") or (2.97m x 3.07m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, radiator.



### Bedroom Three (8' 9" x 9' 5") or (2.67m x 2.87m)

UPVC double glazed window to front aspect, textured ceiling, plain walls, fitted carpet, storage cupboard, radiator.



### Bedroom Four (8' 10" x 11' 2") or (2.69m x 3.40m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator.



### Bathroom (6' 5" x 5' 7") or (1.96m x 1.70m)

UPVC double glazed obscured window to rear aspect, plain ceiling, tiled walls, LTV flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap, heated towel rail.



### Outside

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

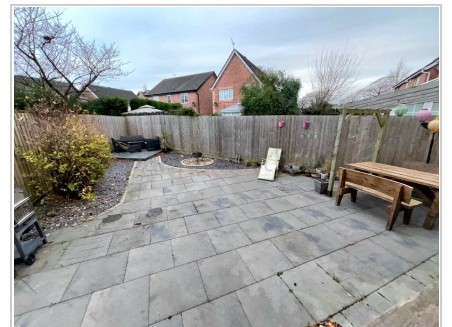
## Tenure

We are informed that the tenure is Freehold

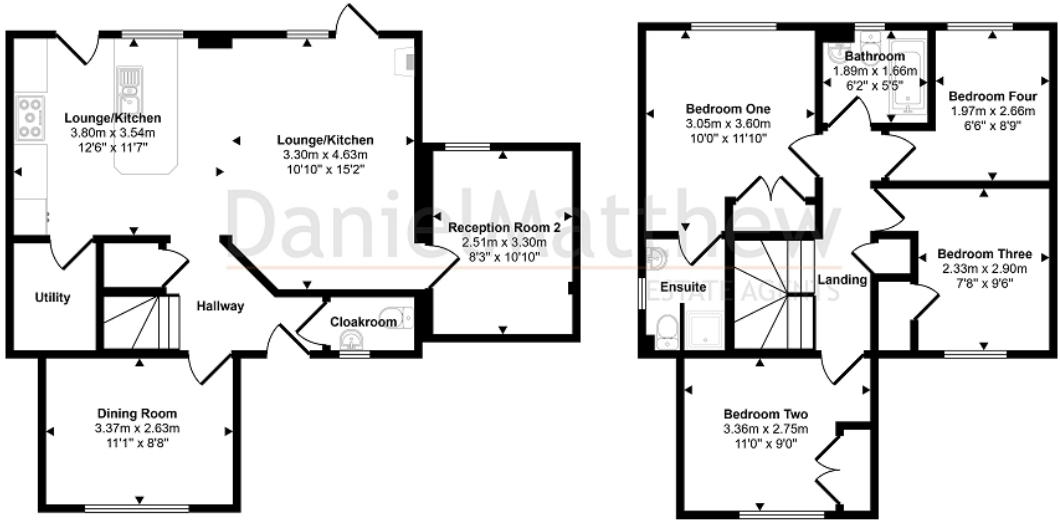
## Council Tax

Band E





Approx Gross Internal Area  
111 sq m / 1197 sq ft



Ground Floor  
Approx 60 sq m / 649 sq ft

First Floor  
Approx 51 sq m / 547 sq ft

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.

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.