



## 2 Park Avenue

Cambrian Residential Park, Cardiff, CF5 5TJ

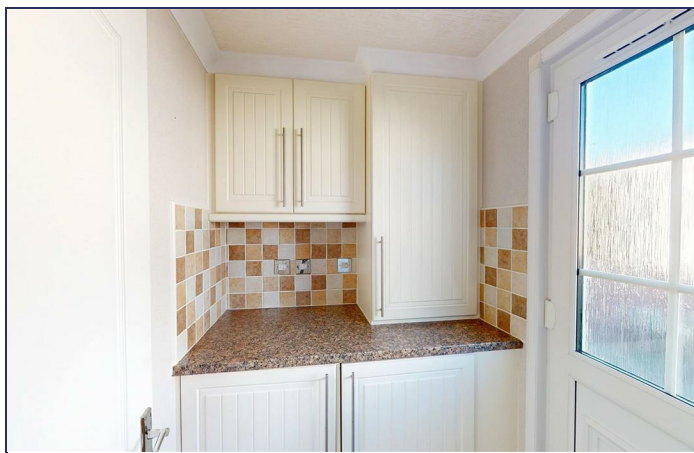
Price £170,000

HARRIS & BIRT



Cambrian Park is a development of park homes which have been developed to a very high standard. The park is situated on the outskirts of the capital city of Cardiff. A range of retail shops and food outlets including Tesco, B&Q, Marks and Spencers, Currys, TK Maxx and Aldi are all within walking distance. The park benefits from several bus stops within 300 meters with regular bus services to Cardiff, Bridgend, Barry and Newport. Cardiff is only 5 miles away for those who love to shop and visit the historic buildings and castle. It is also the centre for sports and the arts with the Principality Stadium and the St Davids Centre amongst the attractions. Only 5 miles from the Cambrian Park development is the newly developed Cardiff Bay area with the National Assembly buildings, museums, theatres and entertainment, walks and views, bistros and bars. Cardiff airport is also only 7 miles away.

Please note that this property is only available to applicants over the age of 50.



## Accommodation

### Entrance Hall

The property is entered via UPVC front door with inset obscure glazed panels into open entrance hall. Carpet flooring. Papered walls. Coved and papered ceiling. Inset ceiling spotlights. Storage cupboard. Access into dining room.

### Dining Room 8'10 x 9'8 (2.69m x 2.95m)

UPVC double glazed windows to front. Carpet flooring. Papered walls. Papered ceiling. Inset ceiling spotlighting. Opens through into living room. Door opens into kitchen.

### Living Room 10'3 x 19'8 (3.12m x 5.99m)

Two UPVC double glazed windows to side. Further UPVC double glazed full length windows to front. Carpet flooring. Papered walls. Papered ceiling. Inset ceiling spotlights. Gas fireplace.

### Kitchen 10'7 x 9'8 (3.23m x 2.95m)

Fitted kitchen with features to include; a range of wall and base units with laminate worktops and tiled splashbacks. Inset 1.5 stainless steel sink and drainer with mixer tap. Gas four ring hob with electric oven under. Extractor fan over. Integrated fridge/freezer behind matching decor panel. Plinth heater. Vinyl laid flooring. Papered walls and ceiling. Ceiling spotlighting. UPVC double glazed window to rear elevation. Door through to utility room.

### Utility Room 5'9 x 5'0 (1.75m x 1.52m)

Wall and base units set under and over laminate worksurfaces. Tiled splashbacks. Integrated washing machine and tumble dryer behind matching decor panels. Boiler housed behind wall cupboard.

Continuation of vinyl laid flooring. Papered walls and ceiling. Ceiling spotlights. Pedestrian UPVC obscure glazed door opens out to rear courtyard.

### Bedroom One 10'6 x 9'8 (3.20m x 2.95m)

Carpet flooring. Papered walls. Coved and papered ceiling. Pendant ceiling lighting. Range of fitted bedroom furniture to include, two bedside tables, built in wardrobes, two dressers and overhead bed cupboards.

### En Suite 5'9 x 4'4 (1.75m x 1.32m)

Three piece suite in white comprising shower cubicle with PVC panelling and chrome shower head fitment. Low level WC. Pedestal wash hand basin with tiled splashback. Carpet flooring. Papered walls. Coved and papered ceiling. Pendant ceiling lighting. Extractor fan.

### Bedroom Two 8'10 x 9'8 (2.69m x 2.95m)

UPVC double glazed full length bay windows to front. Carpet flooring. Papered walls. Coved and papered ceiling. Pendant ceiling lighting. Range of fitted bedroom furniture to include, two bedside tables, built in wardrobes and overhead bed cupboards.

### Bathroom 5'9 x 6'6 (1.75m x 1.98m)

Three piece suite in white comprising panelled bath with hot and cold taps. Low level WC. Pedestal wash hand basin with hot and cold taps. Radiator. Vinyl laid flooring. Tiled walls. Papered ceiling. Pendant ceiling lighting. Obscure glazed window to front.

### Outside

To the front of the property it is laid with a mixture of patio paving and stone chippings. Garden shed to remain. To the side and rear of the property is parking for multiple vehicles laid to brick paviour.

## Services

Gas. Mains gas meter provided by British Gas, provider can be changed giving one months notice. Electricity. Meter direct from British Gas, provider can be changed giving one months notice. Water/Drainage. Charged directly via Welsh Water. Furniture to remain; cream three piece suite in living room, table and chairs, dresser and both beds.

### Pitch Fee

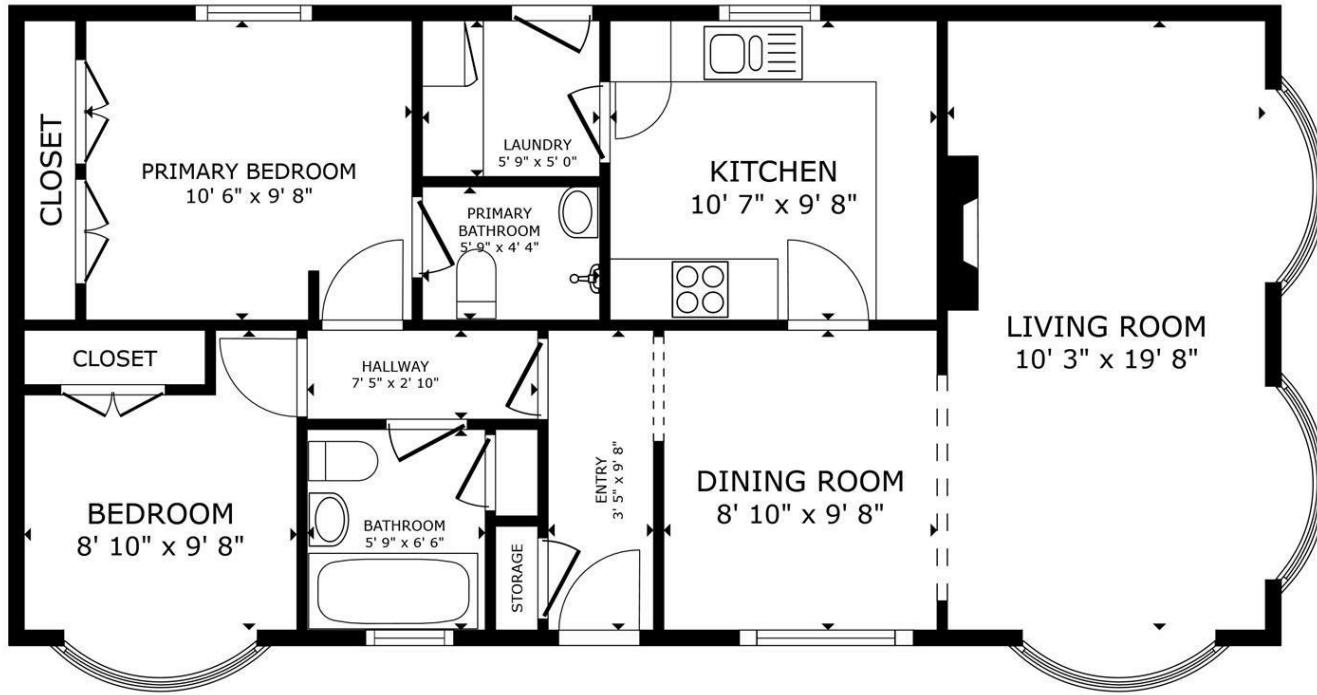
Pitch Fee £198.21 PCM.

### Council Tax

Approximately £1,400.00 per annum but may vary depending on size of home.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 815 sq.ft.  
TOTAL : 815 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

