



Murrel Close, Cardiff

Cardiff, CF5 5QE

Price £360,000

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An attractive and extended, four bedroom, detached property situated in a private corner plot within the ever popular Murrel Close situated in a popular spot, close to both Wenvoe and Culverhouse Cross, as well as easy access onto the M4 Corridor. The property itself offers attractive accommodation, modernised and found in excellent condition, briefly comprising; entrance hall, dining room, kitchen/dining room, living room, conservatory and WC to the ground floor as well as access to an integrated single garage with power and light. Stairs lead up to a good sized master suite with en suite, as well as three further good sized bedrooms and family bathroom. The plot sized is generous and there is plenty of off-road parking to the front. Pedestrian side access and flat private gardens to rear.

Located in such a convenient area, this property offers modern and comfortable family living with strong access links and the rural pleasures of The Vale of Glamorgan on your doorstep. Wenvoe Primary School Catchment. Tucked away in Murrel Close, this family home is ideally situated for the best of both worlds with Cardiff a short drive away, not to mention the beautiful coast line just round the corner, and the out of town shopping facilities of Culverhouse Cross a short walk away, you will be spoilt for lifestyle choices. EPC rating C



Accommodation

Ground Floor

Entrance Hall 10'8" x 16'1" (3.25m x 4.90m)

Entered via composite front door with inset lead lined double glazed vision panel into open entrance hall. Skimmed walls, coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Two pendant light fittings. Straight staircase leading up to open landing. Doorways through to all ground floor rooms.

Dining Room 9'0" x 10'1" (2.74m x 3.07m)

Good sized secondary reception space with UPVC double glazed picture window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

WC

Two piece suite comprising low level dual flush WC and wash hand basin with underset vanity unit in a walnut finish. Tiled splashback. Skimmed walls and ceiling. UPVC double glazed opaque window to side elevation. Fitted radiator. Matching wood effect flooring.

Living Room 11'3" x 15'1" (3.43m x 4.60m)

Excellent sized principal reception space. Skimmed walls. Coved and skimmed ceiling. Fitted wood effect flooring. Electric coal effect fire housed to wall with a marble surround and hearth. UPVC double glazed patio doors open through into;

Conservatory 12'6" x 12'6" (3.81m x 3.81m)

Of UPVC construction with a range of UPVC double glazed windows and UPVC double glazed patio doors set into a pitched roof and a double skinned dwarf wall. Wood effect flooring throughout. Power and light. Attractive three arm pendant light fitting. Wi-Fi controlled Chigo air-conditioning unit housed to wall that powers hot and cold. Pretty views across the rear garden beyond.

Kitchen/Dining Room 9'11" x 17'9" (3.02m x 5.41m)

Attractive light oak shaker style fitted kitchen with a range of wall and base units set under and over a mottle effect work surface. Features including; up and over fridge freezer integrated behind matching decor panel, space for inset washing machine, gas four ring hob with Bosch underset electric double oven and overhead Bosch chimney extractor,

composite 1.5 bowl sink and drainer with Franke swan neck mixer tap. UPVC double glazed window to rear elevation. Composite pedestrian side door with inset opaque glazed vision panel. Range of underset pelmet lighting and glass display cases. Fully skimmed walls with tiled splashbacks. Skimmed ceilings with chrome downlighting. Travertine effect vinyl laid flooring. Good sized understairs storage. Fitted radiator.

First Floor

Landing 14'8" x 6'2" (4.47m x 1.88m)

Accessed via full turn staircase from entrance hall to open landing. Skimmed walls and ceiling. UPVC double glazed opaque window to head of staircase. Fitted carpet. Access to loft via hatch. Good sized airing cupboard.

Master Suite Bedroom One 13'11" x 14'9" (4.24m x 4.50m)

Excellent sized double bedroom with UPVC double glazed window to rear elevation. Papered walls. Skimmed ceiling. Wood effect flooring. Range of built in bedroom furniture including floor to ceiling four door run of fitted wardrobes. Doorway opens through into;

En Suite Bathroom One 9'1" x 7'10" (2.77m x 2.39m)

Three piece suite comprising inset quadrant shower cubicle with integrated chrome shower and shower head attachment, low level dual flush WC and wall hung wash hand basin with underset vanity unit in a white high gloss. Fully tiled walls and contrasting tiled floor. Skimmed ceiling. Fitted downlighting. Chrome heated towel rail. UPVC double glazed opaque window to rear elevation.

Bedroom Two 11'3" x 10'1" (3.43m x 3.07m)

Another good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bedroom Three 9'9" x 10'1" (2.97m x 3.07m)

Third double bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bedroom Four 7'1" x 14'9" (2.16m x 4.50m)

A good sized bedroom currently being used as a single bedroom with UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bathroom Two 6'3" x 7'7" (1.91m x 2.31m)

Three piece suite in white comprising P shaped bath with integrated chrome shower and rainfall shower head and integrated chrome mixer tap, low level dual flush WC and pedestal wash hand basin. Travertine tiled walls and floor. UPVC double glazed opaque window to rear elevation. Skimmed ceiling. Fitted downlighting. Chrome heated towel rail.

Outside

Integrated Garage

Good sized integrated single garage with up and over aluminium door. Power and light. RCD fuse board house here as well as space for tumble dryer and fridge freezer. Gas boiler housed to wall.

Gardens

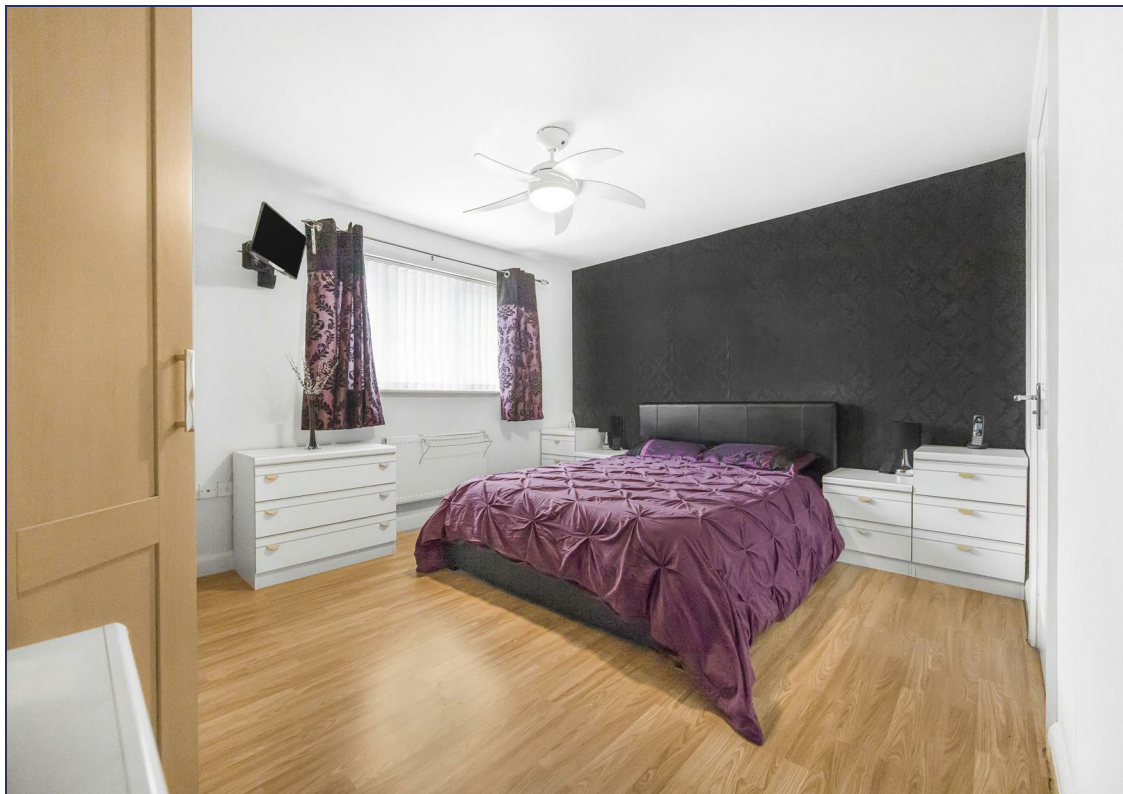
Situated on an attractive garden plot with sized private rear gardens made private with close boarded fencing as well as side access. Patio area ideal for al fresco dining. Fitted brick built barbeque. Lawned parcel and raised borders mainly laid to laurel. Outside tap. Pedestrian side gate. Plenty of parking to the front due to the nature of a corner plot.

Services

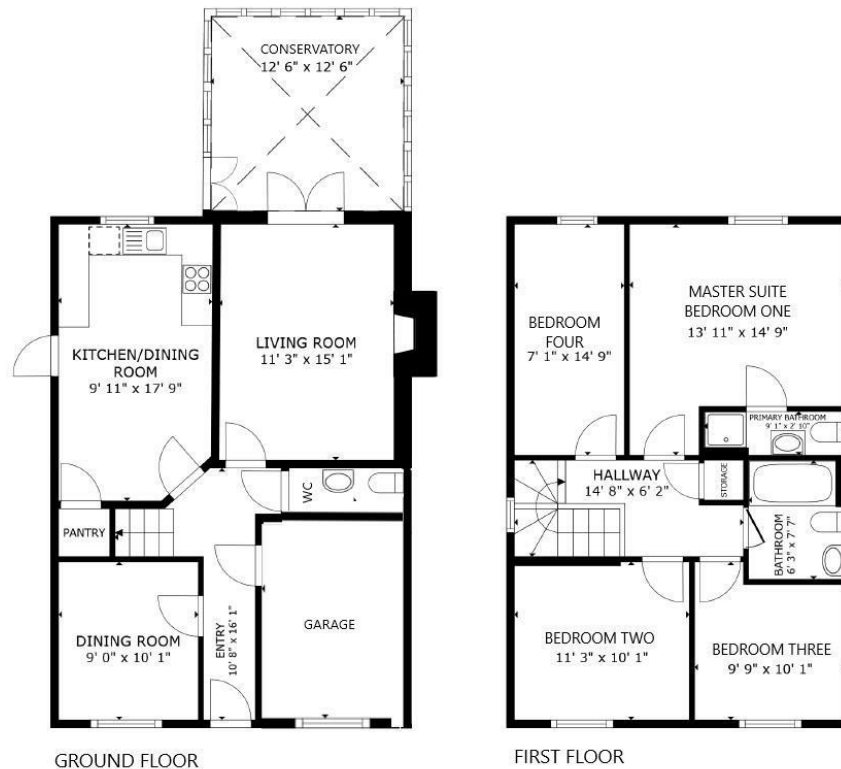
Property is serviced via mains gas, electricity, water and drainage. Glow-worm gas boiler housed to garage with pressurized hot water cylinder to landing airing cupboard.

Directions

Situated just a short distance from Culverhouse Cross and Wenvoe. As you come to the Culverhouse Cross roundabout travel out on the link road towards Wenvoe at the roundabout prior to the Walston Castle take a left as if you were travelling to the Alps and the short left onto Caerau Lane passing Mary Immaculate Comprehensive School on your left hand side. As you reach the mini roundabout take a left, right and then left again. The property is at the end of the cul-de-sac on your right hand side.







GROSS INTERNAL AREA
FLOOR 1 704 sq.ft. FLOOR 2 675 sq.ft.
TOTAL : 1,379 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

