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**MR HOMES**  
SALES & LETTINGS



Norrell Close  
Canton, Cardiff  
CF11 8DW

Guide Price £320,000 to £330,000  
Freehold



# Norrell Close Canton, Cardiff, CF11 8DW

## Overview

- GUIDE PRICE: £320,000 to £330,000
- NO CHAIN !!!
- DETACHED
- PRIVATE DEVELOPMENT
- OFFICE/STUDY/GARAGE
- TRIPLE DRIVEWAY
- MASTER with EN-SUITE
- RE-FITTED KITCHEN
- OPEN-PLAN
- FREEHOLD



**NO CHAIN !!! - MOVE STRAIGHT IN TO THIS BEAUTIFUL DETACHED FAMILY HOME - MODERNISED THROUGHOUT - GARAGE CONVERTED TO A WORK FROM HOME OFFICE/STUDY - TRIPLE DRIVEWAY - MASTER BEDROOM with EN-SUITE - CLOAKROOM - FREEHOLD**

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Detached Family Home within the School Catchment of Ysgol Gymraeg Treganna/ Ysgol Gyfun Gymraeg Plasmawr/ Lansdowne Primary School/ Fitzalan High School, The Property briefly comprises; Entrance Hallway, Cloakroom/Downstairs W.c, Spacious Lounge/Sitting Room with Double Doors to the Re-Fitted IKEA Kitchen with Full Integrated Appliances and is Open-Plan to the Dining Room. From the Entrance Hallway, Staircase to the 1st Floor Landing, Master Bedroom with EN-SUITE, Bedrooms 2, 3 & a Family Bathroom Suite. There is an Attractive Front Garden, Triple Driveway with Welcome Sensor Light, A Large & Enclosed Rear Garden with 2x Large Storage Sheds. The Garage has been Converted to an Office/Study but was previously Used as a Studio. uPVC Double Glazing Windows & Gas Central Heating.

**EPC Rating & Floorplan = Awaiting Assessment...**

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**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**





**Entrance Hallway - 16' 6" x 4' 6" (5.03m x 1.37m)** - Enter via a Composite Door - Laminate Flooring - Coving to Ceiling - Double panel Radiator - Doors to; Cloakroom, Lounge/Sitting Room, Understair Storage Cupboard & a Staircase to the 1st Floor Landing.

**Cloakroom/Downstairs W.c** - Laminate Flooring cont'd - uPVC Obscured D/g Circular Front Facing Window - Close-Coupled W.c - Wash Hand Basin with Mixer Tap - Chrome Ladder Radiator - Ceiling Mounted Electric Extractor Fan.

**Lounge/Sitting Room - 15' 10" x 10' 7" (4.82m x 3.22m)**

Fitted Carpet - uPVC D/g Window to Front - Coving to Ceiling - Single Panel Radiator - cast Iron Feature Fireplace Set on a Marble Hearth with Solid Wood Mantle Surround - Double Doors to Dining Room.

**Dining Room - Open-Plan to Kitchen**

**10' 4" x 9' 10" (3.15m x 2.99m)** - Full Length with Kitchen 18' 11" 5.76m

Tiled Flooring - Coving to Ceiling - Double Panel Radiator - uPVC D/g Patio Sliding Door to Rear Garden.

**Kitchen - Re-Fitted 2016 (IKEA) - Open-Plan to Dining Room**

**10' 5" x 9' 9" (3.17m x 2.97m)** - Full Length with Dining Room 18' 11" 5.76m

Tiled Flooring cont'd - Matching Wall & Base Units with Inset Lighting, Soft Closing Doors and Drawers (3x Deep Pan Drawers) - Work Surface Over with Tiled Splash Backs - Sink, Half Bowl & Drainer with New Mixer Tap - uPVC D/g Window Overlooks Rear Garden - ( Integrated Appliances include; 5x Ring Gas Hob with Ceiling Mounted Extractor Over - Electric Fan Assisted Oven with 2nd Oven/Microwave Above - Full Fridge & Full Freezer & a Washing Machine ). Ideal Classic C/h Boiler housed in Wall Cupboard. Composite Door to Side/Driveway.

**Staircase to 1st Floor Landing** - Fitted Carpet - uPVC D/g Window to Side - Hatch to Insulated & Half Boarded Loft. Doors to; Master Bedroom, Beds 2, 3 & the Family Bathroom Suite.

**Master Bedroom with EN-SUITE - 12' 9" x 11' 4" to back of fitted wardrobes (3.88m x 3.45m)**

Fitted Carpet - uPVC D/g Window to Front - Single Panel Radiator - 3x Sliding Doors to Fitted Wardrobes by Hammonds - Door to EN-SUITE.

**En-Suite** - Vinyl Flooring - Mixer Shower to Tiled Cubicle - Close-Coupled W.c - Pedestal Wash Hand Basin with Mirror Bathroom Cabinet & Shaver Point To Side - uPVC Obscured D/g Window to Side - Ceiling Mounted Electric Extractor Fan.

**Bedroom 2 - 11' 1" x 10' 1" (3.38m x 3.07m)** - Fitted Carpet - uPVC D/g Window to Rear - Single Panel Radiator - Fitted IKEA Wardrobes To Stay.

**Bedroom 3 - 10' 6" x 7' 0" (3.20m x 2.13m)** - Fitted Carpet - uPVC D/g Window to Rear - Single Panel Radiator.

**Family Bathroom - 3-Piece Modern White Suite - 8' 2" x 6' 9" (2.49m x 2.06m)**

Vinyl Flooring uPVC Obscured D/g Window to Front - Panel Bath with Mixer Tap, Mixer Shower Over & Swing Glass Shower Screen - Close-Coupled W.c - Pedestal Wash Hand Basin Single Panel Radiator - Ceiling Mounted Electric Extractor Fan. Door to Airing Cupboard Housing Hot water tank.

**Attractive Front Garden** - Laid to Lawn with Circular Stepping Stone & Patio Pathway to Front Door - Maintained Bushes Bordering - Welcome Sensor Light - Side Gate Access into Rear Garden.

**Triple Driveway with Welcome Sensor Light.**

**Rear Garden - Enclosed** - Square Patio to Mainly Laid to Lawn with Patio Pathway to Office/Study (previously the garage) - Pebble Border - Boxed Flower Bed with Cherry & Pear Trees. Apple Tree (Eating Apples) - Outside Tap - Outside Sensor Light and Outside Power Points. There is a Smaller Wooden Panel Storage/Potting Shed to the Rear Left of the Garden.

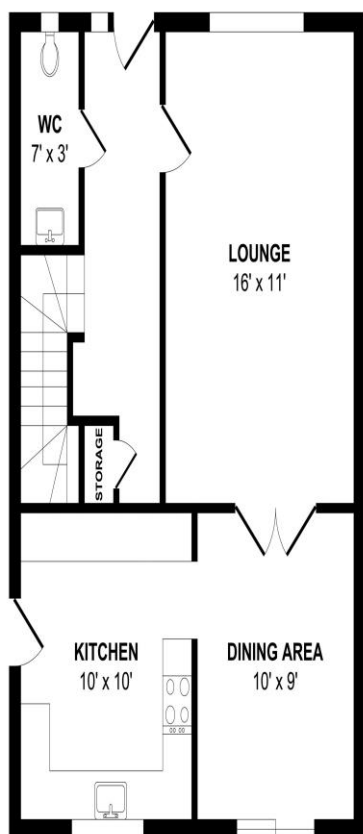
**Large Wood Panel Shed with Power & Lighting.** - 9' 10" x 7' 11" (2.99m x 2.41m)

**Office/Study - Previously Garage - 16' 4" x 8' 6" (4.97m x 2.59m)**

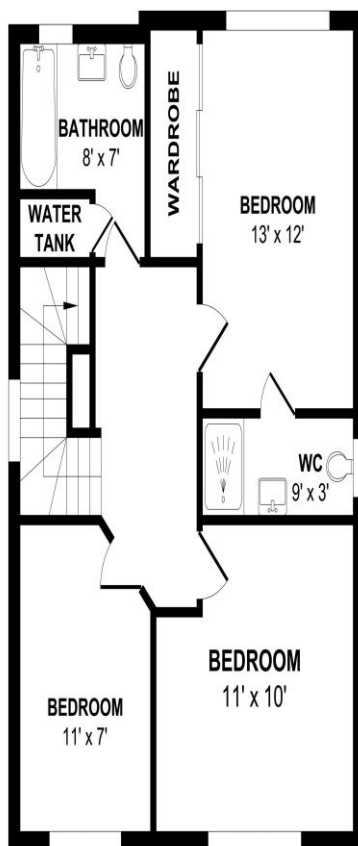
NB: Can Easily Convert back to a Garage. Enter via a Composite Door - uPVC D/g Window to Side - Previously Used as a Recording Studio - Plenty of Power Points - Lighting - Sliding Door & Book Case separate Storage Area which houses a Tumble-Dryer Hatch to Insulated & Fully Boarded Loft which has Power Points & Lighting.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



GROUND FLOOR



FIRST FLOOR

## CARDIFF WEST

Homes House,  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD

## FAIRWATER

173 Pwllmelin Road,  
Fairwater,  
Cardiff,  
CF5 3QB

## GRANGETOWN

233 Penarth Road,  
Grangetown,  
Cardiff,  
CF11 6FS