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MR HOMES
SALES & LETTINGS



Summerwood Close
Fairwater, Cardiff
CF5 3QS

Asking Price £395,000
Freehold

Summerwood Close, Fairwater, Cardiff, CF5 3QS

Overview

- Modern Detached Family Residence
- Popular Location
- Private Driveway for Two Cars
- Three Reception Rooms & Sun Room
- Kitchen & Utility Room
- Stunning Landscaped Rear Garden
- Four Spacious Bedrooms
- Bathroom, Ensuite Shower Room & Cloakroom
- Excellent Condition Throughout
- Freehold



MR Homes Estate Agents are delighted to **Offer For Sale** this much loved family home, presented to the market in ready to move into condition. Boasting almost 1,200 sq.ft of space, the ground floor accommodation comprises of an entrance hallway, home office/tv room, spacious living room, dining room, sun room, kitchen, utility room and a cloakroom. The first floor comprises of a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Externally, the property provides low-maintenance living. To the front is a private driveway providing parking for two cars, it is of pressed concrete construction and continues to the side of the property leading to the rear patio. The rear of the property provides a recently landscaped private garden providing a wonderful southerly aspect in a quiet and peaceful setting which can be enjoyed throughout the changing seasons.



The property is within easy reach of Fairwater Green, with its array of independent shops and amenities, including a post office and popular gastro pub. Similarly, the village of St Fagans is within walking distance, providing access to popular destinations such as St Fagans Castle and the St Fagans National Museum of History. The city of Cardiff is three miles away with its shopping malls, restaurants, bars and leisure facilities. Popular schools are a short walk away and close by are constant bus services leading to a range of destinations. The M4 is easily accessible also, too, for exploring further afield. A truly superb family home in a popular location: Don't miss your opportunity, secure your viewing today!

Viewings Strictly by Appointment ONLY:

CALL: 02920 204 555

ONLINE: WWW.MR-HOMES.CO.UK



EPC Rating: C

Council Tax Band: E

Entrance Hallway

4' 0" x 4' 8" (1.22m x 1.43m)

A composite door with frosted panels welcomes you into the residence, stairs with fitted carpet leads to the first floor. vertical radiator, wood laminate flooring

Study / TV Room

11' 11" x 7' 3" (3.64m x 2.20m)

Double glazed window to front, coving to ceiling. radiator, tv and power points

Lounge

13' 1" x 13' 0" (4.00m x 3.97m)

Double glazed window to front, coving to ceiling, gas fireplace with hearth and ornate surround, radiator, wood laminate flooring, tv and power points, open to

Dining Room

10' 1" x 8' 0" (3.07m x 2.44m)

Double glazed patio doors lead into the sunroom, coving to ceiling, wall mounted radiator, matching wood laminate flooring, power points

Sun Room

11' 10" x 7' 8" (3.61m x 2.33m)

Double glazed windows to two sides and patio doors into garden, inset spotlights, wood laminate flooring, power points

Kitchen

10' 1" x 9' 4" (3.08m x 2.84m)

Double glazed window to rear. With a range of wall mounted and floor base units and drawers, work surfaces over, inset stainless steel sink, mixer tap and drainer, splash backs. Space for range cooker, extractor hood over, under counter lighting, storage cupboard, wood laminate flooring

Utility Room

10' 1" x 5' 11" (3.08m x 1.81m)

Double glazed window to side and door into garden, space for American style fridge freezer, plumbing for washing machine, wall mounted Worcester combination boiler, wall mounted radiator, wood laminate flooring, power points, door to

Cloakroom

4' 1" x 3' 2" (1.24m x 0.96m)

Frosted double glazed window to side, close coupled WC, vanity hand wash basin with storage under, ladder style heated radiator, part tiled walls wood laminate flooring

First Floor Landing

3' 1" x 10' 0" (0.93m x 3.06m)

Double glazed window to rear, access to loft hatch, wall mounted radiator, fitted carpet, doors to

Master Bedroom

12' 8" x 11' 5" (3.85m x 3.47m)

Double glazed window to rear, built in wardrobes and drawers, wall mounted radiator, fitted carpet, tv and power points, door to

En-suite Shower Room

4' 7" x 6' 4" (1.39m x 1.94m)

Frosted double glazed window to side, vanity hand wash basin with storage under, close coupled WC, tiled cubicle with electric shower, ladder style heated towel rail, vinyl flooring

Bedroom Two

11' 1" x 8' 2" (3.38m x 2.49m)

Double glazed window to front, wall mounted radiator, fitted carpet, power points

Bedroom Three

8' 4" x 9' 5" (2.53m x 2.88m)

Double glazed window to rear, coving to ceiling, wall mounted radiator, fitted carpet

Bedroom Four

8' 5" x 8' 1" (2.56m x 2.47m)

Double glazed window to rear, wall mounted radiator, fitted carpet, power points

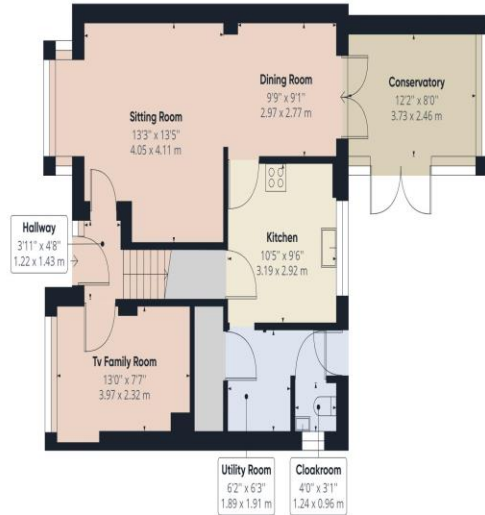
Family Bathroom

4' 8" x 6' 11" (1.42m x 2.11m)

Frosted double glazed window to rear. A suite to include a panel enclosed bath with taps, wall mounted electric shower over with glass screen, pedestal hand wash basin, close coupled WC, fully tiled



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.

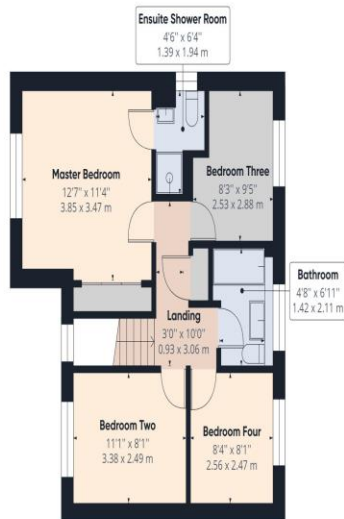


Floor 0 Building 1

Approximate total area⁽¹⁾

1245.35 ft²

115.70 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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CARDIFF & THE VALE

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