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Homes House

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**MR HOMES**  
SALES & LETTINGS



Summerwood Close,  
Fairwater,  
Cardiff CF5 3QS

Guide Price £330,000 to £340,000  
Freehold

# Summerwood Close, Fairwater, Cardiff, CF5 3QS

## Overview

• GUIDE PRICE: £350,000 to £375,000

4-BED DETACHED FAMILY RESIDENCE

- LOCATED IN A QUIET CUL-DE-SAC ON A PRIVATE DEVELOPMENT
- 3x RECEPTION ROOMS (incl Conservatory/Sunroom)
  - RE-FITTED KITCHEN
- LAUNDRY/ UTILITY ROOM & CLOAKROOM/W.C
  - MASTER BEDROOM with EN-SUITE
  - RE-FITTED FAMILY BATHROOM SUITE
  - SOUTH-WEST FACING REAR GARDEN
- PRIVATE DRIVEWAY & LARGE INTEGRAL GARAGE
  - FREEHOLD

A VERY WELL PRESENTED 4-BED DETACHED FAMILY RESIDENCE LOCATED ON A QUIET CUL-DE-SAC SET ON A PRIVATE DEVELOPMENT - THIS PROPERTY IS FREEHOLD.

**MR HOMES** are delighted to Offer **FOR SALE** this 4-Bedroom Detached Family Home, The Property Benefits from a South-West Facing Garden where you can enjoy the Sunshine throughout the Evening. The Property comprises in brief; Entrance Hallway, Spacious Living Room, Dining Room which Opens through to the Conservatory/ Sunroom (with Underfloor Heating). The Kitchen has been Re-Fitted, Integrated Smeg Dishwasher, Neff Electric Fan Assisted Oven & Grill, 4x Ring Gas Hob & Extractor Hood Over, Laundry/ Utility Room, Cloakroom/ Downstairs W.c, First Floor Landing, Master Bedroom with En-Suite Shower Room, Bedrooms 2, 3, & 4/Office and a Modern Family Bathroom Suite. The Front Garden is Laid to Lawn, Private Driveway to Front and a Lockable Side Gate Accessing the SOUTH-WEST Facing Rear Garden. The Large Garage is Integral to the Property and leads into the Laundry/ Utility Room. The Property has uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar Ri Condensing Boiler.

EPC Rating = C.

Council Tax Band = E.

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Entrance Hallway**

4' 8" x 3' 10" (1.42m x 1.17m)

**Living Room**

16' 7" x 13' 7" (5.05m x 4.14m)

**Kitchen**

10' 6" x 9' 7" (3.20m x 2.92m)

**Laundry/ Utility Room**

6' 5" x 6' 2" (1.95m x 1.88m)

**Cloakroom/ Downstairs W.c**

4' 2" x 3' 4" (1.27m x 1.02m)

**Dining Room**

10' 7" x 8' 5" (3.22m x 2.56m)

**Conservatory/ Sunroom (Underfloor Heating)**

13' 0" x 9' 1" (3.96m x 2.77m)

**First Floor Landing**

10' 0" x 3' 1" (3.05m x 0.94m)

**Master Bedroom 1**

12' 9" x 11' 6" (3.88m x 3.50m)

**En-Suite**

6' 5" x 4' 8" (1.95m x 1.42m)

**Bedroom 2**

11' 2" x 8' 2" (3.40m x 2.49m)

**Bedroom 3**

9' 5" x 8' 6" (2.87m x 2.59m)

**Bedroom 4/ Office**

8' 4" x 8' 1" (2.54m x 2.46m)

**Family Bathroom Suite**

7' 1" x 5' 4" (2.16m x 1.62m)

**Garage - Integral**

16' 1" x 8' 1" (4.90m x 2.46m)

**Private Driveway to Front (Pressed Concrete)**

**Front Garden - Laid Lawn - Lockable Side Gate Access into the Rear Garden**

**Rear Garden - Enclosed - SOUTH-WEST FACING**

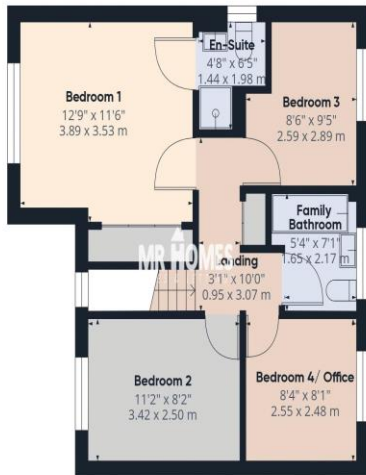
Brick-Paved Patio to Laid Lawn with Decked Terrace to the Rear of the Garden. Outside Tap & Light.



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



Floor 1



Approximate total area<sup>††</sup>

1289.73 ft<sup>2</sup>

119.82 m<sup>2</sup>

Reduced headroom

9.47 ft<sup>2</sup>

0.88 m<sup>2</sup>

(†) Excluding balconies and terraces

†† Reduced headroom (below 1.5m/4.92ft)

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 OFFICE**

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