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Homes House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Murrel Close,
St Marys Field,
Cardiff CF5 5QE

Guide Price £299,950 to £314,950
Freehold

Murrel Close, St Marys Field, Cardiff, CF5 5QE

Overview

- 3-BED DEATCHED RESIDENCE
- MOVE STRAIGHT IN
- SPACIOUS LIVING ROOM
- DINING ROOM - FITTED KITCHEN - UTILITY ROOM
- CLOAKROOM/ DOWNSTAIRS W.C
- MASTER BEDROOM with EN-SUITE
- PRIVATE DOUBLE DRIVEWAY
- DETACHED GARAGE with PITCHED ROOF
- ENCLOSED REAR GARDEN - WEST FACING
- FREEHOLD



3-BED DETACHED FAMILY HOME - VERY WELL POSITIONED ON THIS SOUGHT-AFTER PRIVATE DEVELOPMENT - 2x RECEPTION ROOMS - FITTED KITCHEN & UTILITY - CLOAKROOM/DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE - PRIVATE DOUBLE DRIVEWAY - DETACHED GARAGE - ENCLOSED (WEST FACING) REAR GARDEN - FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bed Detached Family Home, comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Living Room, Dining Room, Kitchen with Integrated Appliances, Utility Room, First Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3 & a Family Bathroom Suite. The Front has a Slate Patio Pathway & Decking, The Enclosed Rear Garden is Low-Maintenance, Private Double Driveway leads to the Detached Garage. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic System2 S18 C/h Boiler (fitted Oct 2023)* As Advised by Vendor*

EPC Rating = D.

Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST...

WWW.MR-HOMES.CO.UK



Entrance Hallway - 15' 7" x 6' 0" (4.75m x 1.83m)

Enter via composite door, laminate flooring, uPVC D/g windows to sides, radiator. Doors to, Cloakroom, Kitchen, Dining Room, Living Room & Understair Storage Cupboard.

Cloakroom/ W.c - 5' 7" x 3' 0" (1.70m x 0.91m)

Laminate flooring, close-coupled W.c, wall mounted wash hand basin, radiator, electric extractor fan.

Living Room - 18' 2" x 10' 0" (5.53m x 3.05m)

Laminate flooring, uPVC D/g windows to front & rear, radiator.

Dining Room - 10' 8" x 8' 0" minimum width (3.25m x 2.44m)

Laminate flooring, radiator, uPVC D/g windows to sides & rear, French Doors to Rear Garden.

Kitchen - 12' 3" x 8' 0" (3.73m x 2.44m)

Laminate flooring, matching wall & base units, underlighting, work surfaces over & tiled splashbacks, stainless steel sink, quarter bowl & drainer with mixer tap, uPVC D/g window to rear, double electric oven, 4x ring ceramic hob with extractor over, integrated dishwasher & fridge-freezer, radiator.

Utility Room - 5' 8" x 5' 0" (1.73m x 1.52m)

Laminate flooring, base units with work surfaces over, tiled splashback, stainless steel sink & drainer with mixer tap, uPVC D/g window to front, radiator, extractor fan, plumbed for washing machine, wall mounted Ideal Logic System2 S18 C/h Boiler (fitted Oct 2023)* Door to Side.

First Floor Landing - 11' 0" x 2' 10" (3.35m x 0.86m)

Fitted carpet, hatch to insulated loft, Doors to; Master Bedroom, Bedrooms 2, 3, Family Bathroom & Airing Cupboard.

Airing Cupboard - Houses Pressurised Tank.

Master Bedroom - 12' 4" x 8' 0" to front of fitted wardrobe (3.76m x 2.44m)

Fitted carpet, uPVC D/g window to front, radiator, fitted wardrobes, Door to En-Suite. **En-Suite - 6' 0" x 5' 8" (1.83m x 1.73m)** Tiled flooring, walk-in-shower cubicle with mixer shower, wash hand basin with mixer tap and vanity cupboard, close-coupled W.c, radiator, extractor fan, uPVC obscured D/g window to rear.

Bedroom 2 - 10' 0" x 9' 1" (3.05m x 2.77m)

Fitted carpet, uPVC D/g window to front, radiator, fitted cupboard.

Bedroom 3 - 12' 0" x 6' 10" (3.65m x 2.08m)

Fitted carpet, uPVC D/g window to rear, radiator.

Family Bathroom - 7' 0" x 5' 8" (2.13m x 1.73m)

Tiled flooring, panel bath with mixer tap, electric shower over, glass shower screen, pedestal wash hand basin with mixer tap, close-coupled W.c, radiator, extractor fan, uPVC obscured D/g window to rear.

Outside Front - Slate patio slabs, with a slate chipping border, decking enclosed by fencing. Lockable side gate access into rear garden.

Rear Garden - Enclosed & West Facing - Slate Patio, AstroTurf with Raised Decking Sections & Pizza Oven.

Private Double Driveway

Garage - Detached with Pitched Roof - 18' 2" x 10' 0" (5.53m x 3.05m)

Up 'n' Over Door, RCD consumer unit, PowerPoints & Lighting. Door



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.



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