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MR HOMES
SALES & LETTINGS



Brundall Crescent
Culverhouse Cross
Cardiff. CF5 4RU

Guide Price £310,000 - £320,000
Freehold

Brundall Crescent, Culverhouse Cross, Cardiff. CF5 4RU.

- NO CHAIN!
- OFF-ROAD PARKING
- LARGE REAR GARDEN
- LOFT CONVERSION
- MODERN KITCHEN
- 4TH BEDROOM/LOFT CONVERSION
- LOG BURNING STOVE
- GARAGE/OUTBUILDING STORAGE
- uPVC DG GLAZING & GAS C/H COMBI BOILER
- FREEHOLD



Guide Price: £310,000 to £320,000

EPC Rating: D Council Tax Band: E

FREEHOLD

SOLD NO CHAIN

IMMACULATE 4-BED SEMI-DETACHED FAMILY HOME with TRIPLE DRIVEWAY - ATTIC CONVERSION - RARELY AVAILABLE - EXTREMELY SOUGHT AFTER LOCATION - FREEHOLD

MR Homes are pleased to Offer *FOR SALE* this 4-Bedroom Semi-Detached Family Home briefly comprising; Inviting Entrance Hallway, Lounge with Sliding Doors onto Dining Room, with uPVC D/G Sliding Patio Door to Timber Decked Raised Balcony Area & Rear Garden beyond; Modern Fitted Kitchen; staircase to First Floor Landing providing access to Bedrooms 1, 2, & 3 and Modern Family Bathroom; additional staircase rising to the 4th Bedroom/Attic Conversion (Completed to Building Regs). Front of the property provides a brick paved driveway with ample parking. Good Sized Enclosed Rear Garden. 16ft 11in Workshop/Storage; Further 10ft Outbuilding Used For Storage. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic + 24 Combi-Boiler (fitted 23rd November 2018).

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD



Outside Front

Block paved driveway parking for two cars

Entrance Hall

11' 0" x 8' 3" (3.35m x 2.51m)

Accessed via uPVC DG Door; solid parquet flooring; storage cupboard; display case under stairs;

Living Room

13' 0" x 12' 1" (3.96m x 3.68m)

Parquet flooring; log burning stove; uPVC DG window to front

Dining Room

10' 0" x 11' 4" (3.05m x 3.45m)

Parquet flooring; uPVC DG sliding patio door providing access to decked balcony area; access to Kitchen

Kitchen

10' 0" x 8' 10" (3.05m x 2.69m)

Granite Tiled flooring: matching base units; granite worktops with inset draining board and stainless steel sink with GROHE tap; modern radiator; Cookmaster range cooker with 5-ring gas burner and multiple ovens; extractor hood; in-built Hoover washing machine and Hoover tumble dryer; access to Utility Area

Utility Area

4' 0" x 7' 0" (1.22m x 2.13m)

Granite tiled flooring; American-style Samsung double door fridge freezer; uPVC DG Door leading to decked balcony area and steps down to rear garden and outbuildings

First Floor Landing

11' 0" x 4' 2" (3.35m x 1.27m)

Carpeted; storage cupboard; access to Bedrooms 1, 2 & 3 and Family Bathroom; Staircase rising to 4th Bedroom/Loft Conversion

Bedroom 1

12' 0" x 9' 8" PLUS WARDROBES (3.65m x 2.94m)

Carpeted; built-in wardrobes; modern radiator; uPVC DG window to front

Bedroom 2

12' 0" x 11' 1" (3.65m x 3.38m)

Carpeted; modern radiator; uPVC DG window to rear

Bedroom 3

7' 0" x 8' 3" (2.13m x 2.51m)

Carpeted; modern radiator; uPVC DG window to front

Bathroom

6' 0" x 7' 6" (1.83m x 2.28m)

Vinyl flooring; chromed ladder type radiator; matching white suite comprising panelled bath with separate hot and cold taps and electric MIRA Shore shower, pedestal Wash hand basin with separate hot and cold taps and WC; uPVC Obscured DG Window to rear

Bedroom 4/Attic Room

11' 0" x 16' 7" (3.35m x 5.05m)

Carpeted; modern radiator; eaves storage; 2 x VELUX windows (Reduced headroom 5.79 m2)

Rear Garden

Raised decking area; steps down to mixed use area with block paving. Area laid to lawn; decked area and mature shrubs

Garage

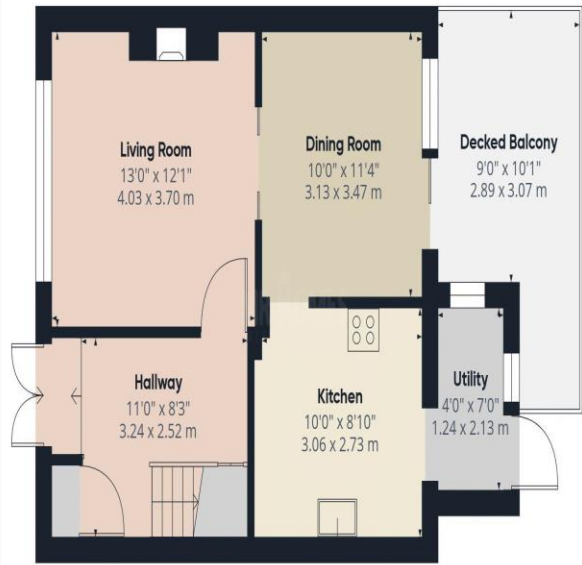
16' 0" x 7' 6" (4.87m x 2.28m)

Outbuilding

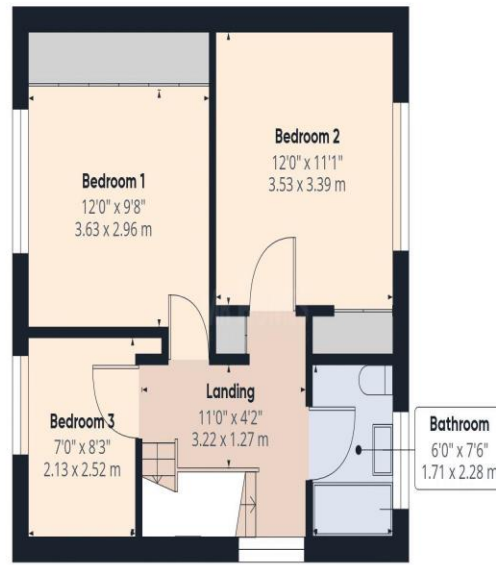
10' 0" x 8' 1" (3.05m x 2.46m)



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

CARDIFF & THE VALE

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