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MR HOMES
SALES & LETTINGS



Murrel Close
St Marys Field
Cardiff. CF5 5QE

Guide Price £260,000 - £270,000
Freehold

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

- IMMACULATE 3-BED SEMI-DETACHED FAMILY HOME
- RE-FITTED KITCHEN OPEN_PLAN TO THE CONSERVATORY
- PANORAMIC GLASS ROOF & BI-FOLDING DOORS
- SPACIOUS LIVING ROOM
- CLOAKROOM/ DOWNSTAIRS W.C
- MODERN FAMILY BATHROOM
- QUALITY FITTED CARPETS TO BEDROOMS, STAIRS & LANDING
- PRIVATE 'DOUBLE' DRIVEWAY



Guide Price: £260,000 to £270,000

EPC Rating = D. & Council Tax Band = D.

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

MR HOMES are pleased to Offer *FOR SALE* this Immaculate 3-Bedroom Semi-Detached Family Home. Murrell Close is the ideal situated in a welcoming cul-de-sac with access to fantastic schools, amenities, parks and transport. It's a perfect choice for families and professional seeking comfort and convenience. Don't miss the opportunity to make this delightful property your own. A short car ride, you are able to take advantage of the Culver House Cross Retail Park offering Tesco Extra, Marks and Spencer and many more. The A48 provides direct routes to Cardiff and Bridgend. The Property comprises in brief; an Inviting Entrance Hallway, with access into the Spacious Living Room & the Cloakroom/Downstairs W.c, The Vendors Fitted a Brand-New Modern Kitchen which has Plenty of Work Surfaces, Wall & Base Cupboards and is Open-Plan to the Large Conservatory. The Conservatory has a Glass Panoramic Roof & Full Width Bi-Folding Doors which Open Out onto the Enclosed & Low-Maintenance Rear Garden. The Rear Garden Wraps Around to the Side of the Property where you will find a Storage Shed & Gate Accessing the Front. To the Front is a Private 'Double' Driveway and a Low-Maintenance Front Garden with a Mature Well Maintained Hedge Providing Privacy. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a BAXI Duo-Tec 24kw HE A Combi-Boiler

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT
MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK**



Entrance Hallway

10' 6" x 3' 4" (3.20m x 1.02m)

Laminate flooring, uPVC D/g window to side, radiator, wall mounted Honeywell thermostat.

Cloakroom/ Downstairs W.c

6' 1" x 2' 11" (1.85m x 0.89m)

Laminate flooring, close-coupled W.c, wash hand basin with hot n cold taps over, radiator, uPVC obscured D/g window to front. Wall mounted RCD consumer unit.

Living Room

14' 10" x 12' 3" (4.52m x 3.73m)

Laminate flooring, uPVC D/g window to front, radiator, coving to ceiling. Custom fitted sliding door to understair storage cupboard.

Kitchen - Re-Fitted & Modern - OPEN_PLAN to Conservatory.

15' 6" x 8' 7" (4.72m x 2.61m)

Vinyl flooring, matching wall & base units with work surfaces over & tiled splashbacks, stainless steel sink & drainer with mixer tap, window removed creating service hatch to conservatory, Logik 4x ring induction hob with extractor hood over, Bosch electric fan assisted oven, built in Cooke & Lewis microwave, plumbed for washing machine & dishwasher, space for American style fridge-freezer, inset spotlights to ceiling. NB: BAXI Duo-Tec 24kw HE A Combi-Boiler housed in Wall Cupboard.

Conservatory/ Sunroom with Bi-Folding Doors

12' 6" x 11' 9" (3.81m x 3.58m)

Laminate flooring, Feature Pitched Glass Panoramic Roof - opening windows to side, feature ceiling light, 2x wall mounted spotlights - 2x Radiators - power points - 4x Bi-Folding Doors to Rear Garden.

First Floor Landing

9' 2" x 6' 7" (2.79m x 2.01m)

Fitted Carpet, uPVC obscured D/g window to side, Hatch to insulated loft, loft light. Door to airing cupboard.

Bedroom 1

13' 9" x 8' 8" (4.19m x 2.64m)

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

Bedroom 2

9' 8" x 8' 8" (2.94m x 2.64m)

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

Bedroom 3

8' 5" x 6' 8" (2.56m x 2.03m)

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

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Vinyl flooring, panel bath with mixer shower attached to tap, ceiling mounted electric extractor fan, pedestal wash hand basin with chrome mixer tap, close-coupled W.c, radiator, uPVC obscured D/g window to rear.

Front Garden - Mature Well Maintained Hedge, Laid Stone Chippings

Wall Mounted Welcome Light, Side Gate Access to Side & Rear Garden.

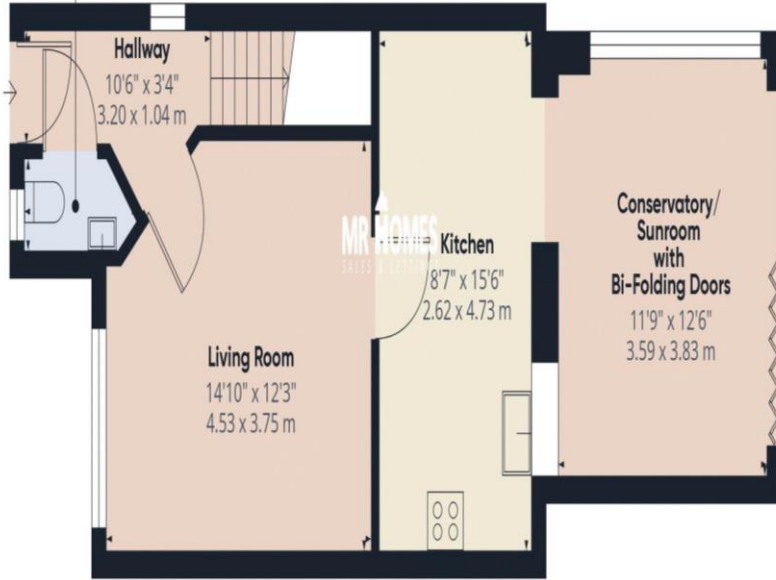
Rear & Side Garden - Enclosed & Low-Maintenance

Enclosed with Feather Edge Fencing, Patio & AstroTurf, Storage Shed to Side. Outside Lighting & PowerPoints.

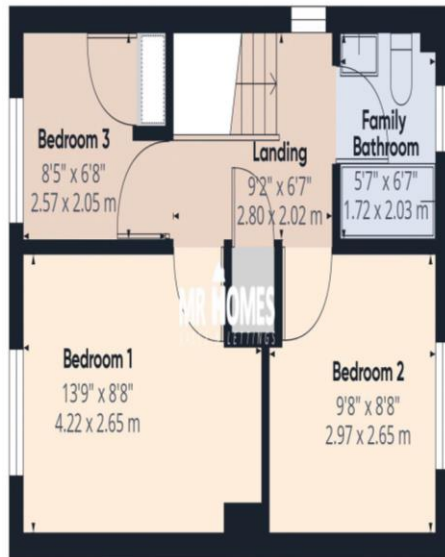
Private 'Double' Driveway



Cloakroom/
W.c
6'1" x 2'11"
1.88 x 0.89 m



Floor 0



Floor 1



Approximate total area⁽¹⁾

872.31 ft²

81.04 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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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.

CARDIFF & THE VALE

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