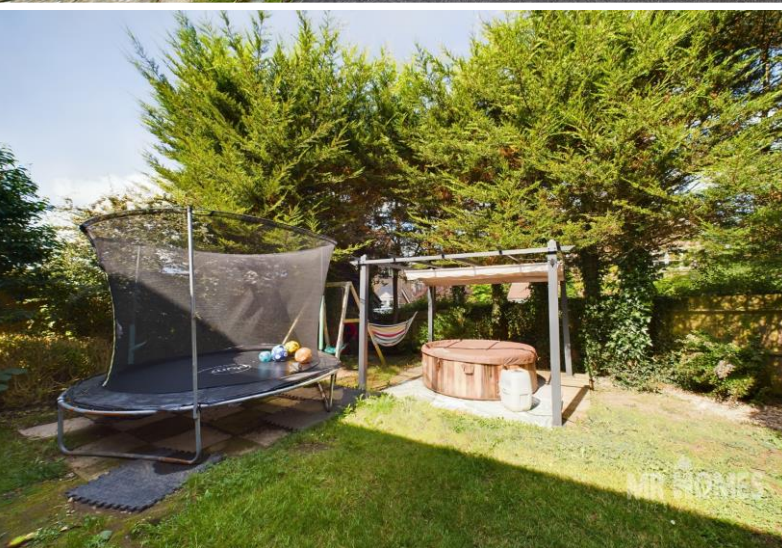


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**MR HOMES**  
SALES & LETTINGS



Marguerites Way,  
St Fagans,  
Cardiff CF5 4QW

Guide Price £325,000 to £340,000  
Freehold



# Marguerites Way, St Fagans, Cardiff. CF5 4QW.

- Guide Price: £325,000 to £340,000
- 4-Bed Detached Family Home
- Spacious Lounge & Separate Dining Area
- Large Private Garden
- Modern Kitchen
- Master Bedroom with En-Suite
- Cloakroom/ Downstairs W.c
- Double Drive
- Garage with Electric Roller Door
- FREEHOLD



\*\*\* Guide Price: £325,000 to £340,000 \*\*\*

**MR HOMES** proudly presents **FOR SALE** this stunning four-bedroom detached house located in the highly sought-after area of Marguerites Way, Cardiff. The property briefly comprising of: Entrance Hallway, Spacious Lounge, Dining Room, Kitchen & Utility Area, Cloakroom/Downstairs W.c, Staircase to the 1st Floor Gallery Landing, Master Bedroom with En-Suite with high end Japanese WC, Bedrooms 2, 3, 4 & a Family Bathroom Suite. Attractive Front Garden, Lockable Side Gate access into the Landscaped & Enclosed Private Rear Garden. Double Driveway to the Front of the 16ft 9in Large Garage(which has power & lighting). uPVC Double Glazing Windows & Gas Central Heating. This immaculate property offers spacious living areas, modern finishes, and a beautifully landscaped garden, making it the ideal family home. Marguerites Way is nestled in a peaceful and family-friendly neighbourhood. The property is conveniently located near several retail outlets including Culverhouse Cross, which offers a range of supermarkets, home stores, and dining options. This property falls within the catchment area of several highly-rated schools, making it an ideal choice for families. Easy access to the M4, making commutes to Cardiff City Centre and beyond, straightforward. Regular bus services connect you to Cardiff City Centre, and nearby train stations at Fairwater and Waun-Gron Park offer further connectivity. Whether you're looking for a place to raise a family or a tranquil retreat close to the vibrant city of Cardiff, this home ticks all the boxes.

**EPC Rating = C. Council Tax Band = E**

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

**\*\* The property offers easy access to a number of local amenities, is close to schools, parks and has excellent transport links. Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2**

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

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



**Outside Front & Front Garden** Lawned area to side with stone clippings and mature bushes and palm trees; paving stones lead up to front door. Lockable Side Gate accessing the Rear Garden.

**Entrance Hall** - 13' 10" x 4' 0" (4.21m x 1.22m) Accessed via composite front door with obscured and leaded DG panels; tiled flooring; radiator; Accord Alarm Control Panel

**Living Room** - 14' 9" x 11' 5" (4.49m x 3.48m) Laminate wood flooring; 2 x double radiator; feature electric fireplace; bay window to front with uPVC DG

**Dining Room/Office** - 11' 2" x 7' 11" (3.40m x 2.41m) Laminate wood flooring; double radiator; uPVC double doors providing access to rear garden with uPVC glazed panel and window to side

**Kitchen** - 16' 7" x 8' 10" (5.05m x 2.69m) Tiled flooring continued through from Entrance Hall; matching wall and base units with worktops tops over and matching splash backs; RODI stainless steel sink with half bowl and mixer tap; integrated CDA 4-ring gas hob with glazed splash back and Eliza extractor hood over; stand-alone unit incorporating storage cupboards, pan drawer and integrated CDA fan-assisted electric oven, integrated CDA microwave; integrated fridge/freezer; integrated Beko dishwasher; space and plumbing for washing machine, space for tumble dryer; cupboard housing gas central heating Combi boiler: BAXI 800; uPVC DG windows to rear and to side and uPVC door with glazed panel allowing access to rear garden; solid timber door provides access to downstairs WC

**Cloakroom/ Downstairs W.c** - 5' 5" x 3' 0" (1.65m x 0.91m) Tiled flooring; single radiator; pedestal Wash hand basin with separate hot and cold taps, WC; uPVC obscured DG window to side

**First Floor Landing** - 15' 10" x 6' 2" (4.82m x 1.88m) Carpeted; double radiator; access to Bedrooms 1, 2, 3 & 4 and Family Bathroom; access hatch to loft

**Master Bedroom** - 13' 3" x 11' 4" (4.04m x 3.45m) Carpeted; built-in bedroom furniture and wardrobes; single radiator; access to ensuite shower room; uPVC DG window to front

**En-Suite** - 5' 9" x 3' 6" min (1.75m x 1.07m) Fully tiled floors and walls; MIRA shower tray with mains powered shower with dual shower heads; luxury WC with heated seat and various cleansing/hygiene functions; ladder style radiator; wall mounted vanity unit incorporating sink and mixer tap; electric shaving point; uPVC obscured DG window to front; ceiling extractor fan

**Bedroom 2** - 12' 11" x 8' 11" (3.93m x 2.72m) Carpeted; built-in bedroom furniture including wardrobe and drawers and desk unit with drawers and worktop; single radiator; uPVC DG window to rear

**Bedroom 3** - 9' 0" x 7' 9" (2.74m x 2.36m) Carpeted; fitted office furniture including drawers, cupboards and worktop; uPVC DG window to front

**Bedroom 4** - 8' 11" x 7' 10" (2.72m x 2.39m) Laminate flooring; single radiator; uPVC DG window to rear

**Family Bathroom** - 6' 9" x 6' 7" (2.06m x 2.01m) Fully tiled floors and walls; matching suite comprising panelled bath with mixer tap and separate mains powered shower with dual shower heads, WC and wall mounted vanity unit incorporating sink and mixer tap; electric shaving point; uPVC DG window to front; ceiling extractor fan

**Rear Garden** Patio area laid with paving slabs; area laid to lawn; secondary area laid with paving slabs; timber decking area with pergola and awning; area to rear of garden covered in pebbles; access from front via timber gate to side

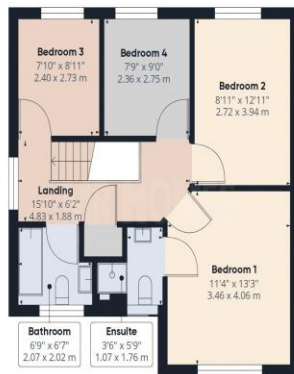
**Double Driveway** Tarmac driveway leading to garage with Ohme electric charging point

**Garage** - 16' 9" x 8' 5" (5.10m x 2.56m) Integral Garage with electric roller shutter door, currently used for storage





**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.



**Approximate total area<sup>(1)</sup>**

1179.19 ft<sup>2</sup>  
109.55 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.65 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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.

GIRAFFE360

**CARDIFF & THE VALE**

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