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**MR HOMES**  
SALES & LETTINGS



Knightswell Close,  
Culverhouse Cross,  
Cardiff CF5 4NA

Guide Price £360,000  
Freehold



# Knightswell Close, Culverhouse Cross, Cardiff. CF5 4NA.

- A SPACIOUS 4-BED DETACHED FAMILY HOME
- LARGE PLOT
- SUN/ GARDEN ROOM
- BEAUTIFULLY LANDSCAPED GARDENS
- LARGE DRIVEWAY & GARAGE with PITCHED ROOF
- KITCHEN/BREAKFAST ROOM & UTILITY
- CLOAKROOM/ DOWNSTAIRS W.C
- uPVC D/G WINDOWS & GAS C/H with CONDENSING C/H BOILER
- QUIET CUL-DE-SAC
- FREEHOLD



A VERY WELL PRESENTED 4-BEDROOM DETACHED FAMILY HOME SET ON A LARGE CORNER PLOT - QUIET CUL-DE-SAC ON A PRIVATE DEVELOPMENT - OPEN-PLAN LIVING - LARGE WRAP AROUND SUN/ GARDEN ROOM - KITCHEN/BREAKFAST ROOM - UTILITY ROOM - CLOAKROOM/W.C - SHOWER ROOM - CATTERY - BEAUTIFUL LANDSCAPED GARDENS - LARGE DRIVEWAY & GARAGE - EXCELLENT TRANSPORT LINKS AND ACCESS TO LOCAL AMENITIES - PERFECT FAMILY LOCATION - FREEHOLD.

**MR HOMES** are proud to Offer **FOR SALE** this 4-Bedroom Spacious Family Residence, comprising in brief; Inviting Entrance Hallway, Cloakroom/ Downstairs W.c, Spacious Living Room, Utility Room, Modern Kitchen/Breakfast Room Open-Plan to the Wrap Around Sun/ Garden Room, Cattery, T-Shaped First Floor Landing, Master Bedroom, Bedroom 2, Bedroom 3 (All with Fitted Wardrobes), Bedroom 4 with Fitted Cupboards,(Currently Used as a Salon), Modern Shower Room. Attractive Front Garden, Lockable Side Gate Accessing the Rear Garden via the Side of the Property, Beautifully Landscaped & Tiered Rear Garden. Large Driveway leads to the Garage with Pitched Roof. The Property Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar Ri Condensing Central Heating Boiler.

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**

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**Entrance Hallway** - 7' 8" x 5' 0" (2.34m x 1.52m) Enter via uPVC D/g Door with Matching Window to Front, Fitted Carpet, Radiator, Wall Mounted ADT Alarm Panel, Coving to Ceiling.

**Cloakroom/ Downstairs W.c - Re-Fitted & Modern** - 5' 7" x 4' 10" (1.70m x 1.47m) Fitted Carpet, Close-Coupled W.c, Floating Wash Hand Basin with Chrome Mixer Tap, uPVC Obscured D/g Window to Front, Walls Tiled Up to Half-Height.

**Living Room** - 17' 2" x 15' 5" (5.23m x 4.70m) Fitted Carpet, 2x uPVC D/g Windows to Front & Rear, Gas Fireplace, Radiator, Coving to Ceiling.

**Kitchen/ Breakfast Room - Re-Fitted & Modern** - 15' 5" x 9' 4" (4.70m x 2.84m) Laminate Flooring, Matching Wall & Base Units with Underlighting, Work Surfaces Over & Tiled Splashbacks, Central Island Breakfast Bar, Stainless Steel Sink with Mixer Tap, Integrated Fridge-Freezer, Integrated Fridge, Integrated Dishwasher, Double Electric Oven, Touch Screen 4x Ring Ceramic Hob, Inset Spot Lighting to Ceiling, uPVC D/g Bay Window to Front.

**Utility Room** - 7' 0" x 5' 2" (2.13m x 1.57m) Laminate Flooring, Plumbed for Washing Machine, Space for Tumble Dryer & Large Freezer, Worktops Over, uPVC D/g Window to Rear.

**Sun/ Garden Room** - 19' 0" x 6' 6" (5.79m x 1.98m) Laminate Flooring, 2x Radiators, uPVC D/g Windows to Rear, Fixed Roof, uPVC Obscured D/g Door to Front & uPVC D/g French Patio Doors to Cattery.

**Cattery** - 6' 9" x 6' 7" (2.06m x 2.01m) Decked Flooring, uPVC Window Frames with Wired Mesh, uPVC D/g Door to Rear Garden.

**First Floor Landing** - 10' 2" x 9' 6" (3.10m x 2.89m) Fitted Carpet, uPVC D/g Window to Rear, Radiator, Doors to Airing Cupboard with Slat Shelving housing Worcester Greenstar Ri Condensing Central Heating Boiler & Hot Water Tank, Hatch to Partially Boarded & Insulated Loft, Loft Light, Attached Ladders.

**Master Bedroom** - 12' 6" x 8' 7" (3.81m x 2.61m) Laminate Flooring, uPVC D/g Window to Rear, Radiator, Ceiling Fan Light, Coving to Ceiling, Custom Fitted Wardrobes.

**Bedroom 2** - 9' 4" to front of fitted wardrobes x 8' 9" (2.84m x 2.66m) Laminate Flooring, uPVC D/g Window to Front, Radiator, Ceiling Fan Light, Coving to Ceiling, Fitted Wardrobes.

**Bedroom 3** - 9' 1" to front of fitted wardrobe x 6' 8" (2.77m x 2.03m) Laminate Flooring, uPVC D/g Window to Front, Radiator, Ceiling Fan Light, Coving to Ceiling, Fitted Wardrobes.

**Bedroom 4 / Salon** - 9' 0" max x 7' 10" max (2.74m x 2.39m) Laminate Flooring, uPVC D/g Window to Front, Inset Spotlights to Ceiling, Wash Hand Basin with Mixer Tap & Wall Mounted Electric Shower Over, Vanity Cupboard & Shelf, Fitted Cupboard, Coving to Ceiling.

**Shower Room - Re-Fitted & Modern** - 8' 0" x 6' 5" (2.44m x 1.95m) Vinyl Flooring, Fully Tiled Shower Cubicle with Mixer Power Shower, Pedestal Wash Hand Basin with Mixer Tap, Close-Coupled W.c, Chrome Ladder Radiator, Inset Spotlights & Coving to Ceiling, uPVC Obscured D/g Window to Front.

#### **Attractive Front Garden**

Lockable Side Gate Access into Rear Garden

#### **Landscaped Rear Garden - Enclosed**

Beautifully Landscaped & Tiered Rear Garden. Slate Patio, Natural Stone Pathway & Natural Stone Steps, Decking & Astroturf. Side Enclosure to Store Bins, Side Gate Access to the Front.

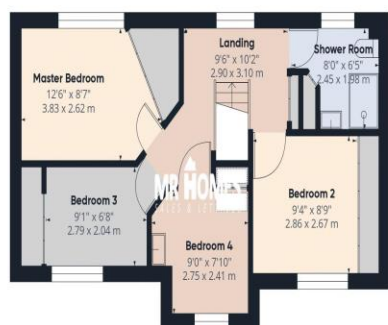
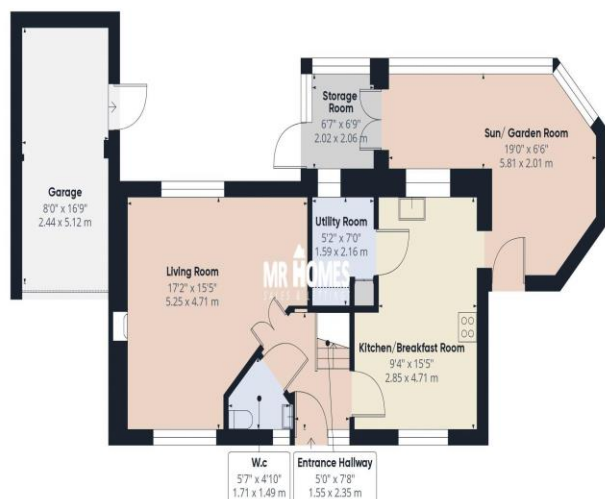
#### **Double Driveway leads to Garage**

#### **Garage with Pitched Roof** - 16' 9" x 8' 0" (5.10m x 2.44m)

Up 'n' Over Door, PowerPoints, Lighting, Window to Side & uPVC Half-Glazed & Obscured D/g Door into Rear Garden.



**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.



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

1330.85 ft<sup>2</sup>

123.64 m<sup>2</sup>

**Reduced headroom**

3.34 ft<sup>2</sup>

0.31 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

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