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MR HOMES
SALES & LETTINGS



Murrel Close,
St Marys Field,
Cardiff CF5 5QE

Offers Over £269,950
Freehold

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

- NO CHAIN - MOVE STRAIGHT INTO THIS IMMACULATE FAMILY HOME SET ON A LARGE PLOT
- IDEAL FOR FIRST TIME BUYERS
- MODERNISED & WELL MAINTAINED
- CLOAKROOM/DOWNSTAIRS W.c
- MODERN KITCHEN/DINER
- MODERN BATHROOM SUITE
- ATTRACTIVE FRONT GARDEN with Security Camera Fitted
- ATTRACTIVE REAR GARDEN with Security Camera Fitted
- DOUBLE (SIDE BY SIDE) PRIVATE DRIVEWAY
- FREEHOLD



NO CHAIN

IDEAL FOR 1st TIME BUYERS - MOVE STRAIGHT INTO THIS IMMACULATE 3-BED SEMI-DETACHED FAMILY HOME, SET ON A LARGE PLOT - MODERNISED - CLOAKROOM/DOWNSTAIRS W.C - MODERN FITTED KITCHEN/DINER - SPACIOUS LIVING ROOM - MODERN BATHROOM SUITE - ATTRACTIVE FRONT & REAR GARDENS - DOUBLE (SIDE BY SIDE) PRIVATE DRIVEWAY uPVC D/G WINDOWS & GAS C/H with Newly Installed Ideal Logic + C30 Combi-Boiler (fitted 08-July-2022 - includes 7 Year Warranty).

Murrell Close is ideally situated in a welcoming cul-de-sac with access to fantastic schools, amenities, parks and excellent transport links. It's a perfect choice for families and professionals, 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 Wenvoe Village & Culverhouse Cross Retail Park offering Tesco Extra, Marks and Spencer and many more, The A48 provides direct routes to Cardiff and Bridgend, as well as the Link Road to Cardiff Bay & the City Centre.

MR HOMES are very pleased to Offer **FOR SALE** this Immaculately Presented 3-Bedroom Semi-Detached Family Home, comprising in brief; Entrance Hallway, Living Room, Kitchen/Diner, Understair Storage Cupboard, Staircase to the 1st Floor Landing, Bedroom1, Bedroom 2, Bedroom 3 & a Family Bathroom Suite. Hatch to Insulated & Partially Boarded Loft with Loft Light and Newly Installed Attached Ladder.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/murrelclose7ap/>

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

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 - 10' 10" x 3' 4" (3.30m x 1.02m) Enter via uPVC Door with Obscured D/g Panes, Laminate Flooring, Newly Fitted Plug Socket, Newly Fitted Mains Operated Smoke Detector, Single Panel Radiator, uPVC Obscured D/g Window to Side, Coving to Ceiling, Doors to; Cloakroom/Downstairs W.c & Living Room. Staircase to 1st Floor Landing.

Cloakroom/Downstairs W.c - 6' 4" x 2' 10" (1.93m x 0.86m) Laminate Flooring cont'd from Hallway, Close-Coupled W.c, Wash Hand Basin with Hot 'n' Cold Taps Over & Tiled Splashback, Single Panel Radiator, uPVC Obscured D/g Window to Front, Wall Mounted Electric RCD Consumer Unit.

Living Room - 14' 10" x 12' 5" (4.52m x 3.78m) Laminate Flooring cont'd from Hallway, uPVC D/g Window to Front, New Double Panel Radiator, Newly Fitted Shelves for Router & Smart Meters, New Plug Sockets with USB Port, Curtain Pole, Coving to Ceiling. Door to Kitchen/Diner.

Kitchen/Diner - 15' 6" x 8' 6" (4.72m x 2.59m) Tiled Flooring, Matching Wall & Base Units with Complimentary Work Surfaces, Tiled Splashbacks, Integrated Dishwasher, Sink & Drainer with Mixer Tap, uPVC D/g Window to Rear, Hotpoint Electric Oven & Electrolux 4x Ring Gas Hob with Extractor Hood Over, New Samsung Fridge-Freezer (To Stay), Plumbed for Washing Machine, Wall Mounted Electric Extractor Fan, New Vertical Modern Bar Radiator, Inset Spotlights to Ceiling, uPVC D/g French Patio Doors to Rear Garden, Door to Understair Storage Cupboard. NB: Wall Mounted Ideal Logic + C30kw Combi-Boiler. (Fitted 08-July-2022)

Understair Storage Cupboard - 5' 11" x 2' 8" (1.80m x 0.81m)

Newly Fitted Glass Fronted Storage Unit. (To Stay)

NB: Reduced Headroom Due to Staircase.

First Floor Landing - 9' 1" x 6' 7" (2.77m x 2.01m) Fitted Carpet Runner to Staircase, Laminate Flooring to Landing, uPVC Obscured D/g Window to Side, New Double Plug Socket, Hatch to Insulated & Partially Boarded Loft with Loft Light & New Attached Ladder. Doors to; Bedrooms 1, 2, 3, Bathroom & Airing Cupboard.

Bedroom 1 - 13' 6" x 8' 8" (4.11m x 2.64m) Fitted Carpet, uPVC D/g Window to Front, Radiator, New Plug Socket with USB Port, Curtain Pole.

Bedroom 2 - 9' 11" x 8' 6" (3.02m x 2.59m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator, New Plug Socket with USB Port, Curtain Pole.

Bedroom 3 - 8' 4" x 6' 7" (2.54m x 2.01m) Laminate Flooring, uPVC D/g Window to Front, Radiator, New Plug Socket with USB Port, Curtain Pole.

Family Bathroom Suite - (Re-Fitted March 2020) - 6' 7" x 5' 7" (2.01m x 1.70m) Tiled Flooring - Deep Panel Bath with Chrome Waterfall Mixer Tap & Mixer Shower Over with Dual Rainfall & Hand Held Shower Heads, Tiled Walls, Remaining Walls Tiled Up to Half-Height, Wash Hand Basin with Chrome Mixer Tap Set In Vanity Unit - New Wall Cabinet, Close-Coupled W.c - Chrome Ladder Radiator - Wall Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Rear.

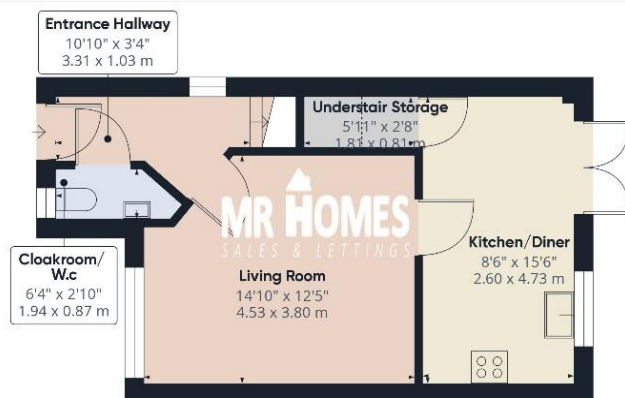
Attractive Front Garden - Returfed Lawn where the Two Mature Trees Stand, Patio Pathway to Front Door Between Lawn, Low-Level Wall Constructed Near Front Window Enclosing Slate Chippings, Mature Well Maintained Hedges Bordering, Lockable Side Gate Access into Rear Garden. Security Camera Fitted.

Double (Side by Side) Private Driveway

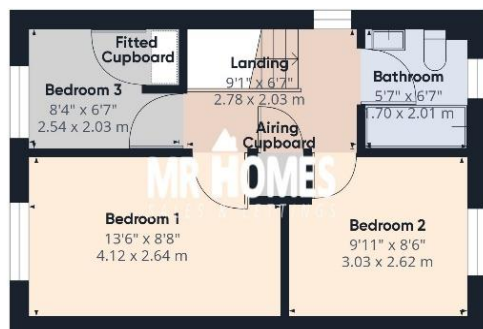
Attractive Rear Garden - Enclosed - Patio Pathway around Property & Side, Stepping Stoned through Returfed Lawn to Patio Area Separated by Stone Edging, Slate Chippings & Small Rockery. Summerhouse. Outside PowerPoint to Side, Outside Lighting, Outside Tap, Security Camera Fitted. NB: Vendor Note: Replaced all fence posts and repairs to fence, filled in the fishpond, small wall between neighbour constructed, Boundary Wall to Pavement; repairs inside & outside, re-pointing.



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



Floor 1



Approximate total area⁽¹⁾

712.04 ft²
66.15 m²

Reduced headroom

7.49 ft²
0.7 m²

(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 8th/5th standard.

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CARDIFF & THE VALE

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