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Homes House

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**MR HOMES**  
SALES & LETTINGS



Murrel Close,  
St Marys Field,  
Cardiff CF5 5QE

Guide Price £325,000 to £350,000  
Freehold

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

## Overview

- GUIDE PRICE: £325,000 to £350,000
- STUNNING FAMILY HOME - MOVE STRAIGHT IN
- MODERNISED & REDESIGNED TO VERY HIGH CONTEMPORARY STANDARD THROUGHOUT
- HERRINGBONE DESIGN FLOORING with UNDERFLOOR HEATING
- UNIQUELY DESIGNED KITCHEN/BREAKFAST ROOM OPEN-PLAN TO DINING AREA
- CENTRAL ISLAND - GRANITE WORKTOPS - TOP OF THE RANGE INTEGRATED APPLIANCES
- MASTER BEDROOM with EN-SUITE & A RE-FITTED FAMILY BATHROOM SUITE
- LARGE DRIVEWAY & GARAGE/GYM with REMOTE ROLLER SHUTTER DOOR
- BEAUTIFULLY LANDSCAPED SOUTH-WEST FACING REAR GARDEN
- FREEHOLD



A STUNNING 3-BED DETACHED FAMILY HOME - QUIET CUL-DE-SAC & SOUGHT AFTER LOCATION - MOVE STRAIGHT IN - MODERNISED & REDESIGNED TO A VERY HIGH CONTEMPORARY STANDARD THROUGHOUT FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this 3-Bedroom Detached Family Home. This beautifully presented property boasts modern interiors, including a spacious living area, a uniquely designed kitchen/breakfast room with granite worktops, breakfast bar, top of the range integrated appliances and generously sized bedrooms. The master bedroom has an en-suite. The private garden offers a perfect retreat for relaxation or entertaining. Conveniently located near local amenities, schools, and transport links, Murrell Close is the ideal home for families seeking comfort and convenience. Don't miss the opportunity to make this delightful property your own.

See Inside Via Our 360 VR Tour Link >  
<https://tour.giraffe360.com/murrelclose37ap/>

EPC Rating = Awaiting Assessment...  
Council Tax Band = E.

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

**FREE MORTGAGE ADVICE AVAILABLE**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Hallway** 14' 2" x 4' 0" (4.31m x 1.22m) Enter via New composite door, Herringbone design flooring with underfloor heating, feature panelling to walls, coving, inset spotlights to ceiling, under stair storage area, wall mounted NEST Smart Thermostat.

**Cloakroom/ Downstairs W.c - Re-Fitted** 5' 7" x 3' 0" (1.70m x 0.91m) Tiled flooring, close-coupled w.c, floating wash hand basin with chrome mixer tap, grey ladder/towel radiator, walls tiled up to half-height, uPVC obscured D/g window to front, Inset spotlights to ceiling, wall mounted RCD consumer unit.

**Living Room** 14' 1" x 10' 0" (4.29m x 3.05m) Quality thick pile carpet, uPVC D/g window to front, classic bar radiator, real wood mantel & media wall, coving to ceiling.

**OPEN-PLAN Dining Room & Kitchen/Breakfast Room** - 27' 0" x 9' 7" (8.22m x 2.92m) Herringbone design flooring with underfloor heating, uniquely designed kitchen/breakfast room open-plan to the dining area, granite work tops, central island with breakfast bar, integral wine cooler, Neff induction hob and base cupboards & drawers. Sink with boiling hot water tap, drainer to granite worktop, integrated dishwasher & washing machine, Neff Double Oven with Microwave, 4x Bi-folding doors, inset spotlights to ceiling. Double French doors to rear garden from dining area.

**Staircase to Landing** 10' 9" x 6' 0" (3.27m x 1.83m) Carpet runner to staircase, fitted carpet to landing, feature panelling to walls, door to airing cupboard, inset spotlighting to ceiling. Hatch to insulated & boarded loft with attached folding wooden ladders.

**Master Bedroom** 10' 6" x 9' 0" (3.20m x 2.74m) Quality fitted carpet, uPVC D/g window to front, classic bar radiator, fixed shelving to recess, 3/4 panel feature wall, Door to En-Suite.

**En-Suite** 8' 0" x 3' 10" (2.44m x 1.17m) Tiled flooring, fully tiled walk-in-shower cubicle with mixer shower and rainfall shower head, close-coupled w.c, floating wash hand basin with mixer tap, large, fixed mirror above, walls tiled up to half-height, inset spotlight & ceiling mounted light & extractor fan, uPVC D/g window to side.

**Bedroom 2** 11' 0" x 9' 2" (3.35m x 2.79m) Quality fitted carpet, uPVC D/g window to rear, classic bar radiator, 3/4 panel feature wall.

**Bedroom 3** 8' 0" x 6' 6" (2.44m x 1.98m) Laminate flooring, uPVC D/g window to front, classic bar radiator.

**Family Bathroom** 7' 0" x 6' 2" (2.13m x 1.88m) Matching floor & wall tiles, freestanding oval bath with chrome mixer tap over, wash hand basin with chrome mixer tap and vanity drawers, uPVC obscured D/g window to rear, chrome towel/ladder radiator, inset spotlights to ceiling, custom built shelving compartments with inset lighting.

**Front Garden** - Laid to Lawn with Mature Bush - Lockable Side Gate Access into the Rear Garden

**Attractive & Spacious SOUTH-WEST FACING Rear Garden** - Recently Landscaped

Porcelain Patio Tiles, Planters, Astroturf, stylish wooden fencing.

**Large Private Driveway to Front**

**Garage/ Gym with Pitched Roof** - 12' 6" x 9' 0" (3.81m x 2.74m) Remote electric shutter door, power points, lighting, separate RCD consumer unit, Hatch to loft space, Door to Boiler/ Storage Room.

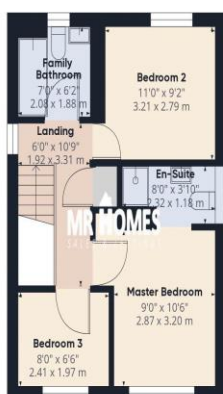
**Boiler/ Storage Room** - 9' 0" x 4' 2" (2.74m x 1.27m) Housing Condensing Boiler, Pressurised Tank & Underfloor heating controls.



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. 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<sup>m</sup>**

1017.08 ft<sup>2</sup>  
94.49 m<sup>2</sup>

**Reduced headroom**

7.32 ft<sup>2</sup>  
0.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## CARDIFF & VALE

### OFFICE

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