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**MR HOMES**  
SALES & LETTINGS



Amyas Close,  
Carlton Gardens,  
Cardiff CF11 8EA

Guide Price £450,000 to £465,000  
Freehold



# Amyas Close, Carlton Gardens, Cardiff. CF11 8EA.

- SPACIOUS & EXTENDED 4-BED DETACHED FAMILY RESIDENCE
- SET ON A VERY LARGE PLOT - CUL-DE-SAC
- SPACIOUS LIVING ROOM
- DINING ROOM OPEN-PLAN TO THE EXTENSION & SUNROOM
- MODERN FITTED KITCHEN with REAL WOOD WORKTOP & INTEGRATED APPLIANCES
- UTILITY ROOM / WORKSHOP & GARAGE
- MASTER BEDROOM with EN-SUITE
- PRIVATE DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- LARGE & ENCLOSED ATTRACTIVE REAR GARDEN with WOOD CABIN HOUSING A TOP OF THE RANGE HOT TUB
- FREEHOLD



AN EXTENDED & VERY SPACIOUS 4-BEDROOM DETACHED FAMILY RESIDENCE  
SET ON A VERY LARGE PLOT ON A CUL-DE-SAC  
EARLY VIEWING IS VERY HIGHLY RECOMMENDED  
FREEHOLD.

SEE OUR 360 DEGREE VR TOUR LINK>  
<https://tour.giraffe360.com/amyasclose4ap/>

**MR HOMES** are pleased to Offer **FOR SALE** this Superb 4-Bedroom Detached Family Home, comprising in brief; Ground Floor: Porch Entrance, Hallway with Porcelain Tile Flooring, Cloakroom/Downstairs W.c, Spacious Living Room with Bay Window and Double Doors to the Dining Room which is Open-Plan to the Extension & Sunroom/Conservatory with a Climate Control Glass Roof, An IKEA Fitted Kitchen with Twin Belfast Sink & Real Wood Worktops, WELSH Slate Flooring, Integrated Appliances, Sitting Area with French Doors leading onto the Rear Garden. Laundry/Utility Room, Split Workshop & Garage. First Floor: Staircase to the First Floor Landing, Airing Cupboard, Hatch to Insulated & Boarded Loft, Master Bedroom with Fitted Wardrobes & Drawers, Views towards the Principality Stadium and Cardiff City Centre, Re-Fitted En-Suite Shower Room, Bedroom 2 with Fitted Wardrobes & Drawers, Bedroom 3 with Fitted Wardrobe, Bedroom 4 with Views towards the Principality Stadium/ City Centre & a Family 4-Piece Bathroom Suite. Front Garden is Laid to Lawn, Lockable Gate to the Side Enclosure which leads into the Large & Enclosed Attractive Two-Tiered Rear Garden. Wood Cabin Housing a Top of the Range Hot Tub (To Stay). Finally, a Private Driveway to the Front which holds Multiple Vehicles. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30 Si Compact NC Combi-Boiler.



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

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)



**Porch Entrance** - 6' 6" x 2' 10" (1.98m x 0.86m) Enter via Composite Door, Porcelain Tile Flooring, uPVC Obscured D/g Windows to Front & Side, Single Panel Radiator, Dado Rail, uPVC Obscured D/g Door into Hallway.

**Hallway** - 17' 11" x 3' 2" (5.46m x 0.96m)

Porcelain Tile Flooring, Single Panel Radiator, Understair Storage Area, Coving to Ceiling.

**Cloakroom/Downstairs W.c** - 7' 3" x 2' 7" (2.21m x 0.79m) Porcelain Tile Flooring, Wash Hand Basin, Chrome Mixer Tap, Vanity Cupboard, Close-Coupled W.c, Chrome Ladder Radiator, uPVC Obscured D/g Window to Front, Coving to Ceiling.

**Living Room** - 18' 0" min x 11' 5" (5.48m x 3.48m)

Fitted Carpet, uPVC D/g Bay Window to Front, uPVC D/g Window to Side, Living Flame 'Coal Effect' Gas Feature Fireplace, Marble Hearth and Grate with Wooden Mantlepiece Surround, Double Panel Radiator, Coving to Ceiling, Double Doors to Dining Room.

**Dining Room Open-Plan to the Extension/Conservatory/Sunroom** - 12' 2" x 9' 3" (3.71m x 2.82m)

Fitted Carpet cont'd from Living Room, Single Panel Radiator, Coving to Ceiling.

**Extension with Conservatory/Sunroom with Climate Control Glass Roof** - 15' 0" x 10' 8" (4.57m x 3.25m) Fitted Carpet cont'd from Living Room & Dining Room, 2x Radiators, PowerPoints, uPVC D/g Windows to Sides & Rear, uPVC D/g Patio Doors to Rear Garden, Feature Fan Light, Inset Spotlights to Extension Ceiling, & Wall Mounted Up Lights,

**IKEA Fitted Kitchen Opens to a Sitting Room** - 15' 7" max into Sitting Room x 11' 11" (4.75m x 3.63m) Welsh Slate Tile Flooring, Matching Wall & Base Units with Real Wood Worktops Over, Tiled Splashbacks, Twin Belfast Sinks with Built in Drainer & Mixer Tap Over, 5x Ring Gas Hob, Custom Fitted Floor to Ceiling Wall Unit with Integral Double Electric Fan Assisted Ovens, Integral Microwave, Integrated Dishwasher, Double Panel Radiator, Inset Spotlights to Ceiling, Coving to Ceiling, uPVC D/g Window to Rear, Double French Doors to Rear Garden. Door into Laundry/Utility Room, Workshop & Garage.

**Laundry/Utility Room** - 7' 7" x 7' 4" (2.31m x 2.23m) Welsh Slate Tile Flooring, Matching IKEA Wall & Base Units with Worktops Over & Tiled Splashbacks, Stainless Steel Circular Sink with Mixer Tap Over, uPVC Obscured D/g Window to Side, Chrome Ladder/Towel Rail Radiator, Vented for Tumble-Dryer, Plumbed for Washing Machine. Hatch to Small Loft Space.

**Workshop (Previously Part of Garage)** - 8' 6" x 8' 1" (2.59m x 2.46m) PowerPoints & Lighting, Door into Garage.

**Garage with Pitched Roof** - 9' 4" x 8' 0" (2.84m x 2.44m) NB: Split into Two along with the Workshop. PowerPoints & Lighting, Up 'n' Over Door, Storage to the Rafters.

**1st Floor Landing** - 12' 0" x 6' 1" (3.65m x 1.85m)

Fitted Carpet to Staircase & Landing, uPVC D/g Window to Side with an Integral Blind System, Coving to Ceiling, Hatch to Insulated Loft, Door to Airing Cupboard with Radiator Fitted.

**Master Bedroom with Fitted Wardrobes & Drawers** - 11' 3" x 11' 2" (3.43m x 3.40m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

**En-Suite** - 6' 8" x 2' 8" (2.03m x 0.81m) Tiled Flooring, Shower Enclosure with Mixer Shower & Dual Rainfall & Handheld Shower Heads, Wash Hand Basin with Chrome Mixer Tap, Vanity Cupboard, Wall Mounted Bathroom Cabinet with Inset Spotlights, Close-Coupled W.c, Ceiling Mounted Extractor Fan.

**Bedroom 2** - 10' 2" x 9' 9" (3.10m x 2.97m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Wardrobe & Chest of Drawers (To Stay), Coving to Ceiling.

**Bedroom 3** - 9' 11" x 7' 9" (3.02m x 2.36m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Coving to Ceiling, Floor to Ceiling Fitted Wardrobes with Mirrored Doors (To Stay).

**Bedroom 4** - 8' 3" x 6' 7" (2.51m x 2.01m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Coving to Ceiling.

**Family Bathroom - 4-Piece Suite** - 8' 2" x 6' 7" (2.49m x 2.01m) Corner Bath with Chrome Mixer Tap & Attached Shower, Fully Tiled Shower Cubicle with Electric Shower, Wash Hand Basin with Chrome Taps Over & Vanity Cupboard, Close-Coupled W.c, 3x Walls Tiled Up to Half-Height, uPVC Obscured D/g Window to Side, Ladder/ Towel Rail Radiator, Inset Spotlights to Ceiling, Coving to Ceiling.

**Front Garden - Laid Lawn** - Lockable Side Gate Access into the Side Enclosure which leads to the Large & Enclosed Rear Garden.

**Side Enclosure - Astroturf & Medium Height Gate into Rear Garden.**

**Rear Garden with Outside Lighting.** Tier 1 - Patio Sun-Terrace to Laid Lawn with Brick Borders, Outside Tap & Lighting, Decking with Attractive Planters, Flower Bed Borders, and Steps up to; Tier 2 - Laid to Lawn with Flower & Shrubbed Borders.

**Wooden Hot Tub Cabin** Houses Top of the Range Hot Tub (To Stay)

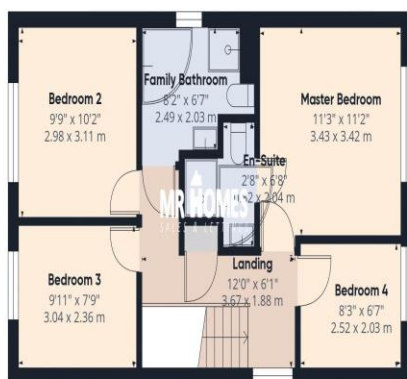
**Private Driveway to Front Holds Multiple Vehicles**



**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<sup>(1)</sup>**

1502 ft<sup>2</sup>

139.54 m<sup>2</sup>

**Reduced headroom**

9.78 ft<sup>2</sup>

0.91 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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