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**MR HOMES**  
SALES & LETTINGS



The Sanctuary,  
Culverhouse Cross,  
Cardiff CF5 4RW

Guide Price £375,000 to £390,000  
Freehold



# The Sanctuary, Culverhouse Cross, Cardiff. CF5 4RW.

- EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- DETACHED GRANNY ANNEXE
- PORCH ENTRANCE
- CLOAKROOM/DOWNSTAIRS W.C
- KITCHEN/ BREAKFAST/ SITTING ROOM
- 24ft LOUNGE/DINER
- RE-FITTED BATHROOM
- TRIPLE DRIVEWAY
- LANDSCAPED GARDENS
- FREEHOLD



NO CHAIN  
SUPERB, SPACIOUS & EXTENDED 3-BED FAMILY HOME  
with  
LARGE DETACHED GRANNY ANNEXE  
EXTREMELY SOUGHT-AFTER LOCATION  
FREEHOLD.

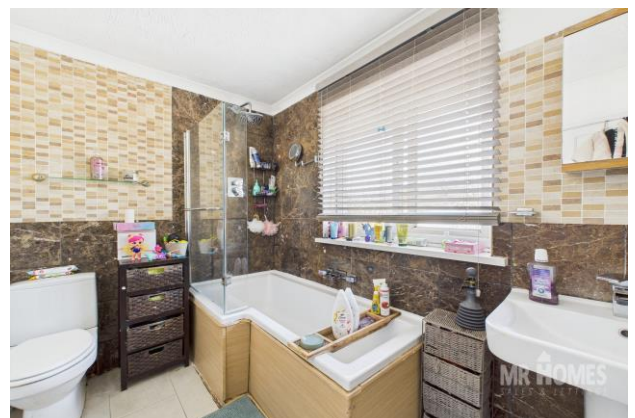
MR HOMES are very pleased to Offer **FOR SALE** this Beautiful Family Home, entered via a Large Porch with Door into an Inviting Entrance Hallway with Canadian Oak Flooring, Cloakroom, 24ft Lounge/Dining Room, leading to an EXTENDED 20ft x 12ft L-Shaped Kitchen/ Breakfast/ Sitting Room which looks out onto the Beautifully Landscaped Rear Garden. The Staircase Rises to the First Floor with Doors to Bedrooms 1, 2, 3, a Re-Fitted Family Bathroom Suite & a Hatch to the Insulated & Boarded Loft with Velux D/g Window to Rear. The Front has Curb Appeal and a Triple Brick-Paved Driveway. There is also a Lockable Side Gate Giving Access into the Side Area where there is a Large Wood Panel Storage Shed. The Rear Garden is Landscaped & Private and has Indian Sandstone Patio with Laid Lawn, in between a Further Patio Area which houses the Hot Tub. There is a Fish Pond to the Rear of the Garden with a Cute Walkway Bridge. The Large Annexe comprises of a Spacious Lounge, Kitchen, Double Bedroom and En-Suite Shower Room.

360 VR Tour Link > <https://tour.giraffe360.com/thesanctuary13ap>

EPC Rating = Awaiting Assessment...  
13 The Sanctuary Council Tax Band = E.  
The Annexe Council Tax Band = A.

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

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
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**MAIN HOUSE - Porch Entrance - 7' 10" x 3' 4" (2.39m x 1.02m)**

**Hallway - 13' 11" x 5' 11" min (4.24m x 1.80m)** Canadian Oak Flooring - Single Panel Radiator - 2x uPVC D/g Window to Side - Dado Rail - Coving to Ceiling - Door to; Understair Storage Cupboard - Cloakroom, Lounge/Diner & Kitchen.

**Cloakroom/ Downstairs W.c - 4' 0" x 3' 2" (1.22m x 0.96m)** Tiled flooring - Close-Coupled W.c - Hand Wash Basin with Mixer Tap Set In Vanity Cupboard - uPVC Obscured D/g Window to Side.

**Living/Dining Room & Study - 23' 7" x 11' 2" (7.18m x 3.40m)** Fitted Carpet - uPVC D/g Window to Front - Coving to Ceiling - 1x Double & 1x Single Panel Radiators - Triple Bi-Folding Doors to Kitchen/Breakfast Sitting Room.

**Sigma 3 - Kitchen/Breakfast / Sitting Room - L-Shaped - 19' 11" max x 17' 0" max (6.07m x 5.18m)** Tiled Flooring - Matching Wall & Base Units with Work Surfaces Over & Breakfast Bar - 5x Ring Gas Hob with Vented Extractor Over - Integral Electric Oven & Integrated Microwave - Integrated Washing Machine & Tumble/Dryer - Coving to Ceiling - Inset Spotlights to Ceiling - uPVC Double patio Doors to Rear Garden - uPVC Obscured D/g Door to Side. NB: Worcester Greenstar 28i Junior Mk V Combi-Boiler wall Mounted.

**Staircase to First Floor Landing - 7' 5" x 5' 1" (2.26m x 1.55m)** Fitted Carpet - 2x uPVC D/g Windows to Side - Doors to Bedroom 1, 2, 3 & Family Bathroom - Hatch to Insulated & Boarded Loft with Loft Light & a Velux D/g Window Facing the Rear.

**Bedroom 1 - 11' 7" x 11' 8" (3.53m x 3.55m)** Fitted Carpet - Coving to Ceiling - Single Panel Radiator - uPVC D/g Window to Front.

**Bedroom 2 - 11' 5" x 10' 11" (3.48m x 3.32m)** Fitted Carpet - Coving to Ceiling - Single Panel Radiator - uPVC D/g Window to Rear.

**Bedroom 3 - 9' 6" x 7' 11" (2.89m x 2.41m)** Fitted Carpet - Coving to Ceiling - Single Panel Radiator - uPVC D/g Window to Rear.

**Family Bathroom - 8' 1" x 6' 1" (2.46m x 1.85m)** P-Shaped Panel Bath with Mixer Tap, Mixer Shower with a Rainfall Shower Head - Pedestal Wash Hand Basin with Mixer Tap - Close-Coupled W.c - Chrome Ladder Radiator - Ceiling Extractor Fan - uPVC Obscured D/g to Front.

**Feature Front Border Garden - Low-Maintenance** - Lockable Side Gate Access into the Side & Rear Garden.

**Triple Driveway - Brick-Paved.**

**Landscaped Rear Garden - Enclosed & Private.** - Indian Sandstone Patio - Laid Lawn - Fishpond with Walkway Bridge Over to Rear of Annexe Garden.

**Granny Annexe - Lounge - 10' 8" x 10' 8" (3.25m x 3.25m)** Fitted Carpet - uPVC D/g Window to Side - uPVC Double Patio Doors to Rear.

**Granny Annexe - Kitchen - 5' 9" x 5' 5" (1.75m x 1.65m)** Tiled Floor - Wall Units, Sink & Drainer with Mixer tap & Work Surfaces Over - uPVC D/g Door to Side.

**Granny Annexe - Double Bedroom - 10' 7" x 8' 8" (3.22m x 2.64m)** Fitted Carpet - uPVC D/g to Side - Bi-Fold Door to En-Suite Shower Room

**Granny Annexe - En-Suite Shower Room - 5' 6" x 4' 3" (1.68m x 1.29m)** Tiled Flooring - Tiled Walls - Shower Cubicle with Electric Shower - Wash Hand Basin Set in Vanity Unit - Close-Coupled W.c.



**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>

129.03 m<sup>2</sup>

1388.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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