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MR HOMES
SALES & LETTINGS



Fescue Place,
St Fagans,
Cardiff CF5 4RY

Guide Price £375,000 to £400,000
Freehold

Fescue Place, St Fagans, Cardiff. CF5 4RY.

- GREATLY EXTENDED 4-BED DETACHED FAMILY HOME (DOUBLE & SINGLE STOREY EXTENSIONS)
- 23 ft SPACIOUS LIVING/SITTING ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- EXTENDED DINING ROOM
- CLOAKROOM/DOWNSTAIRS W.C
- 2x MASTER BEDROOMS (Both with En-Suite Shower Rooms)
- FAMILY BATHROOM SUITE
- PRIVATE DOUBLE DRIVEWAY & INTEGRAL 18ft GARAGE
- ENCLOSED REAR GARDEN
- FREEHOLD



GREATLY EXTENDED 4-BEDROOM DETACHED FAMILY HOME - DOUBLE & SINGLE STOREY EXTENSIONS
SPACIOUS 23ft LIVING/SITTING ROOM
EXTENDED KITCHEN/BREAKFAST ROOM
EXTENDED DINING ROOM CLOAKROOM/DOWNSTAIRS W.C
EXTENDED MASTER BEDROOM 1 with EN-SUITE
MASTER BEDROOM 2 with EN-SUITE - 2 FURTHER DOUBLE BEDROOMS
FAMILY BATHROOM SUITE
PRIVATE DOUBLE DRIVEWAY - 18ft INTEGRAL GARAGE
ENCLOSED REAR GARDEN
ACCESS TO WESTFIELD PARK
FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Extended 4-Bedroom Spacious Family Home, comprising in brief; Entrance Hall, Living/Sitting Room, Extended Kitchen/Breakfast Room, Extended Dining Room, Cloakroom/Downstairs W.c, First Floor Landing, Extended Master Bedroom 1 with En-Suite, Master Bedroom 2 with En-Suite, Bedroom 3, Bedroom 4 & a Family Bathroom Suite. Attractive Front Garden, with Well maintained Bushes & Stone Chippings. Lockable Side Gate Accessing the Enclosed Rear Garden. Private Double Driveway leads to the Integral Garage.

360 VR Tour Link > <https://tour.giraffe360.com/fescueplace7ap>

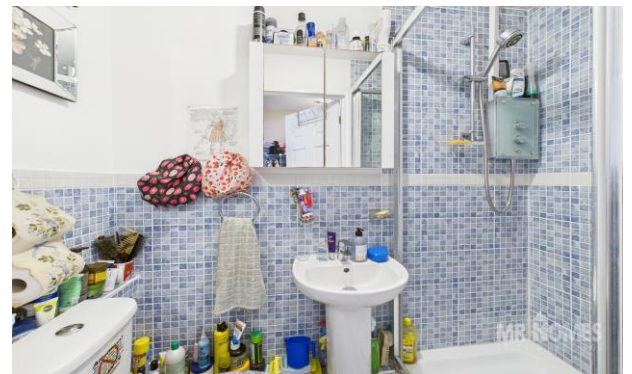
EPC Rating =Awaiting Assessment...

Council Tax Band = E.

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

*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE
WWW.MR-HOMES.CO.UK



Outside Front - Laid stone Chippings Border, Attractive Low Maintenance Garden With Well Maintained Bushes And Christmas Tree, Lockable Side Gate, Giving Access to Rear Garden.

External Porch - 6' 6" x 2' 2" (1.98m x 0.66m) Open-Plan Entrance Porch, Door Into Entrance Hallway.

Entrance Hallway - 5' 0" x 4' 11" (1.52m x 1.50m) Laminate Flooring, Single Panel Radiator, Plastered Walls And Textured Ceiling, Coving to Ceiling, Wall Mounted Electric RCD Consumer Unit, Staircase to First Floor Landing, Door to Living Room.

Living Room & Previous Dining Room Combined - 23' 3" x 9' 5" (7.08m x 2.87m) Laminate Flooring, uPVC D/g Bay Window to Front, Double Panel Radiator, Electric Feature Fireplace Set On Marble Hearth And Grate With Wooden Mantelpiece Surround, Plastered Walls And Textured Ceiling, Coving to Ceiling, Open-Plan to Study.

Study Area Laminate Flooring Continued From Living Room, Single Panel Radiator, Plastered Walls And Textured Ceiling, Coving to Ceiling, Double Doors to Extended Dining Room. Door to Kitchen/Breakfast Room.

Dining Room (Extended) - 14' 5" x 8' 10" (4.39m x 2.69m) Laminate Flooring, uPVC D/g Bay Window to Rear Double Panel Radiator, Plastered Walls And Textured Ceiling, uPVC Half Glazed D/g Door to Rear Garden.

Kitchen/Breakfast Room - 14' 9" x 10' 10" (4.49m x 3.30m) Tiled Flooring, Matching Oak Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, 5 Ring Bosch Gas Hob With Extractor Over, Bosch Integral Electric Fan Oven With Inset Lamona Microwave Over, Stainless Steel Sink With Quarter Bowl And Drainer With Hose Mixer Tap, Plumbed For Washing Machine, Plumbed For Dishwasher, Plastered Walls And Textured Ceiling, Electric Extractor Fan to Side Wall, Single Panel Radiator, Doors to Cloakroom/Downstairs W.c. And Garage, Door to Understair Storage Cupboard, Open-Plan to Extended Dining Room. Door to Side Of Property.

Cloakroom/Downstairs W.c. - 5' 6" x 2' 9" (1.68m x 0.84m) Tiled Flooring Continued From Kitchen, Close Coupled W/c., Wall Mounted Wash Hand Basin With Chrome Mixer Tap, Tiled Walls to 3/4 Height, uPVC Obscured D/g Window to Side, Single Panel Radiator.

Stairs/First Floor Landing - 10' 1" x 5' 6" (3.07m x 1.68m) Fitted Carpet, Hatch to Insulated Loft, Single Panel Radiator, Door to Airing Cupboard Housing Hot Water Tank, Doors to Master Bedroom 1, Master Bedroom 2, Bedroom 3 and Bedroom 4.

Master Bedroom 1 (Extended) - 5' 4" x 8' 10" (1.62m x 2.69m) Fitted Carpet, Double Panel Radiator, uPVC D/g Bay Window to Rear, Plastered Walls And Textured Ceiling, Door to En-Suite 1.

En-Suite 1 - 6' 5" x 2' 11" (1.95m x 0.89m) Tiled Flooring, Shower Cubicle With Electric Shower, Pedestal Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c., Fully Tiled Walls Around Shower, Remaining Walls Tiled to Half Height, Ceiling Mounted Extractor Fan.

Master Bedroom 2 - 14' 11" x 9' 6" (4.54m x 2.89m)

Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Textured Ceiling, Double Doors To Fitted Wardrobes, Door to En-Suite 2.

En-Suite 2 - 5' 10" x 5' 3" (1.78m x 1.60m) Tiled Flooring, Shower Cubicle With Mixer Shower, Pedestal Wash Hand Basin With Wall Mounted Shaver Point Over, Close Coupled W.c., uPVC Obscure D/g Window to Side, Fully Tiled Walls Around Shower, Two Remaining Walls Tiled to Half Height, Single Panel Radiator.

Bedroom 3 - 10' 11" x 10' 11" (3.32m x 3.32m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls And Textured Ceiling,

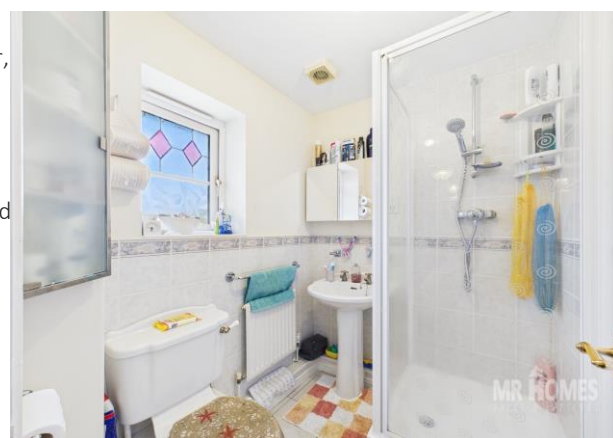
Bedroom 4 - 10' 2" x 9' 0" (3.10m x 2.74m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls And Textured Ceiling.

Family Bathroom - 6' 10" x 6' 5" (2.08m x 1.95m) Tiled Flooring, Panel Bath With Electric Shower Over, Glass Shower Screen, Walls Tiled to Half Height Around Bath, Pedestal Wash Hand Basin With Shaver Point Over, Close Coupled W.c., Single Panel Radiator, uPVC Obscure D/g Window to Rear, Ceiling Mounted Electric Extractor Fan.

Rear Garden - East Facing - Enclosed East Facing Rear Garden, Patio to Laid Lawn. Outside Tap, Outside Light, Large Storage Shed.

Private Double Driveway - Double Tarmac Driveway which Leads to Garage.

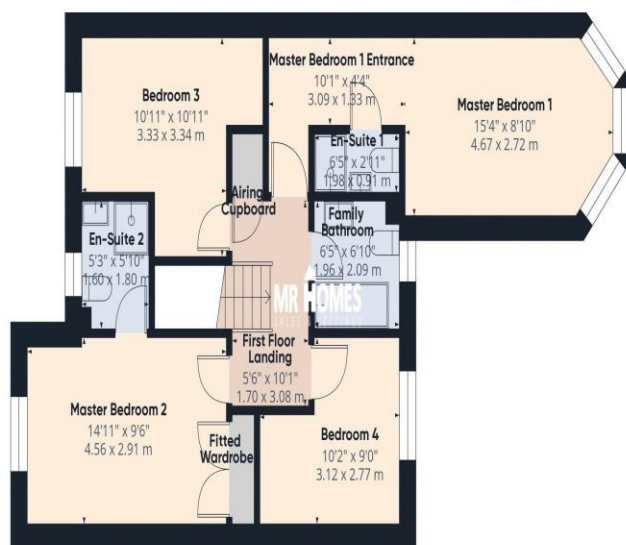
Garage - 18' 1" x 9' 1" (5.51m x 2.77m) Up And Over Door, Power Points & Lighting, Housing American Style Fridge Freezer and Tumble Dryer, Also Houses Glow-Worm Energy 18r Condensing Central Heating Boiler.



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.



Ground Floor



First Floor

MR HOMES
SALES & LETTINGS

Approximate total area⁽¹⁾

1488.23 ft²

138.26 m²

Balconies and terraces

196.55 ft²

18.26 m²

(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

CARDIFF & THE VALE

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