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MR HOMES
SALES & LETTINGS



Powderham Drive,
Carlton Gardens,
Cardiff CF11 8ND

Guide Price £550,000
Freehold

Powderham Drive, Carlton Gardens, Cardiff. CF11 8ND.

- SUPERB 5-BEDROOM EXTENDED FAMILY HOME
- EARLY VIEWINGS ARE HIGHLY RECOMMENDED
- SET ON A VERY LARGE PLOT
- MAIN HOUSE = 4x BEDROOMS
- LARGE SIDE ANNEXE = 1x BEDROOM
- 4/5 BATHROOMS
- 4 RECEPTIONS
- LARGE & ENCLOSED REAR GARDENS (LOW-MAINTENANCE)
- OUTSIDE GYM - WORKSHOP & SAUNA
- LARGE PRIVATE DRIVEWAY HOLDS MULTIPLE VEHICLES



*** Guide Price: £550,000 ***

5-BED DETACHED & GREATLY EXTENDED FAMILY HOME - EARLY VIEWING IS HIGHLY RECOMMENDED - THE MAIN HOUSE HAS 4 BEDROOMS - THE SIDE ANNEXE HAS 1 LARGE OPEN-PLAN BEDROOM - TOP OF THE RANGE APPLIANCES - NATURAL SLATE & STONE FLOORS - REAL WOOD WORKTOPS - & MANY MORE FEATURES - THE TENURE IS FREEHOLD & THIS EXCLUSIVE DEVELOPMENT IS SET OVER A LARGE PLOT. PLEASE SEE THE 360 VR TOUR HERE > <https://tour.giraffe360.com/powderhamdrive4ap/>

MR HOMES are very pleased to Offer **FOR SALE** this Very Spacious & Extended Property. THE MAIN HOUSE comprises in brief; Porch Entrance, Hallway, Cloakroom/Downstairs W.c, Spacious Living Room, Kitchen/Breakfast & Dining Room, 1st Floor Landing with Loft Access, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. The Very Large & Enclosed Rear Garden is Low-Maintenance / Natural Stone Patio/ Astro Turf & Decking & Set Over 3 Tiers. Outside Gym with Power Supply, Storage Cabin to the Top Tier, Side Enclosure for Storage. THE ANNEXE comprises in brief; Enter the Spacious Entrance Lobby, A Large Open-Plan Sitting Room with Log Burner, Mid-Lobby, Storage Cupboard, Bathroom Suite for Disability Use, Kitchen/Breakfast Room, Pantry & Storage, Beautiful Garden/Sunroom, Staircase to the 1st Floor 5th Bedroom which has a Hand Wash Basin & Close-Coupled W.c. The Low-Maintenance & Enclosed Rear Garden lead to an Open Log Cabin with Roof Covering and a Workshop which has an In-Built Sauna. uPVC Double Glazing Windows & Gas Central Heating Powered by Combi-Boilers. 1x Electricity Supply.

360 VR Tour Link > <https://tour.giraffe360.com/powderhamdrive4ap/>

EPC Rating =Awaiting assessment...

Council Tax Band = F.

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, and is Near the City Centre, Cardiff Bay & The Sports Village. 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
WWW.MR-HOMES.CO.UK



Outside Front & Private Enclosed Driveway - Brick-Paved & Enclosed by Medium Height Brick Walls & Large Wrought Iron Sliding Gate. Outside Security Lighting.

MAIN HOUSE

Porch Entrance - 6' 4" x 2' 7" (1.93m x 0.79m)

Entrance Hallway - 18' 1" x 3' 0" (5.51m x 0.91m)

Cloakroom/Downstairs W.c - 7' 3" x 2' 9" (2.21m x 0.84m)

Living Room with Bay Window - 20' 2" x 11' 3" (6.14m x 3.43m)

Kitchen/Breakfast & Dining Room - 18' 1" x 12' 0" (5.51m x 3.65m)

Staircase to 1st Floor Landing - 11' 8" max x 11' 8" max (3.55m x 3.55m)
Hatch to Loft, Airing Cupboard housing a Worcester 532i Combi-Boiler.

Master Bedroom - 11' 3" x 11' 2" (3.43m x 3.40m)

En-Suite - 6' 6" x 2' 7" (1.98m x 0.79m)

Bedroom 2 - 10' 0" x 9' 9" (3.05m x 2.97m)

Bedroom 3 - 10' 1" x 7' 8" (3.07m x 2.34m)

Bedroom 4 - 8' 4" x 6' 6" (2.54m x 1.98m)

Family Bathroom Suite - 8' 0" x 6' 11" (2.44m x 2.11m)

Rear Garden - 3x Tiered - Large & Enclosed - Low-Maintenance
Outside PowerPoints - Outside Water Supply - Outside Lighting

Side Enclosure - 15' 4" x 4' 4" (4.67m x 1.32m)

Outside Gym with Power Supply - 10' 2" x 8' 9" (3.10m x 2.66m)

ANNEXE

Welcoming Entrance Lobby - 11' 1" x 6' 11" (3.38m x 2.11m)

Sitting Room with Log Burner - 19' 4" x 18' 5" max (5.89m x 5.61m)

Mid-Lobby - 7' 8" x 6' 11" (2.34m x 2.11m)

Bathroom (For Disability Use) - 8' 11" x 7' 3" (2.72m x 2.21m)

Kitchen/Breakfast Room - 16' 3" x 9' 8" (4.95m x 2.94m)

Pantry Cupboard - 6' 8" x 3' 1" (2.03m x 0.94m)

Garden/Sunroom - 15' 0" x 12' 5" (4.57m x 3.78m)

Staircase to Bedroom 5 - 19' 3" x 16' 2" (5.86m x 4.92m)
Houses a Main Eco Combi-Boiler.

Rear Garden - Enclosed & Low-Maintenance - Outside PowerPoints - Outside Water Supply - Outside Lighting

Open Cabin/ Sitting Area with Roof Covering

Workshop with Sauna



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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
2397.34 ft²
222.72 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 are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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