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MR HOMES
SALES & LETTINGS



Meirwen Drive
Culverhouse Cross, Cardiff
CF5 4ND

£375,000
Freehold

Meirwen Drive, Culverhouse Cross, Cardiff, CF5 4ND

- DETACHED
- CUL-DE-SAC LOCATION
- TWO DRIVEWAYS
- 4 BEDROOMS WITH IN-BUILT STORAGE
- LANDSCAPED GARDENS
- GARAGE
- OUTDOOR CABIN
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



MR HOMES are delighted to represent our client in bringing to the market this fabulous, meticulously maintained **4-Bed Modern Detached Family Home** situated in the Culverhouse Cross area of Cardiff with access to all local amenities and the nearby A4232 providing excellent access to Cardiff City Centre and Cardiff Bay and the M4. Parking for two cars plus garage with beautifully landscaped gardens front and rear. The rear garden also provides an excellent cabin space to retreat from the stresses of everyday life and relax with friends and family at your own bar and then cosy up alongside the log burner to enjoy a classic movie. The accommodation briefly comprises: Entrance Hall; Downstairs WC; Living Room; Dining Room; Kitchen; 4 Bedrooms and a beautiful Family Bathroom (with Whirlpool Bath and a separate Shower Cubicle) to the First Floor. Outdoor cabin with power, light and log burner and bar area. uPVC DG Windows and Doors throughout with Gas Central Heating powered by a **Worcester** Combi-Boiler.

Tenure: Freehold

EPC Rating: C
Council Tax Band: E
Mains Electricity and Gas. Mains Water and Sewerage Connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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Outside Front

Driveways: one to front of garage and a gated driveway to side/front of property

Entrance Hall

7' 5" MAX x 5' 4" MIN (2.26m x 1.62m)

Accessed via uPVC front door with obscured DG panels; laminate wood flooring; radiator; double timber doors with glazed panels provide access to Living Room; access to Downstairs WC and Kitchen; stairs rise to first floor; uPVC obscured leaded DG window to front

Downstairs WC

4' 3" MAX x 5' 5" MAX (1.29m x 1.65m)

Tiled flooring; WC; modern wash hand basin with mixer tap; uPVC obscured leaded DG window to front

Living Room

15' 6" MAX x 16' 11" MAX (4.72m x 5.15m)

Laminate wood flooring; radiator; gas fireplace set on marble hearth and grate with mantle piece surround; uPVC leaded DG windows to front and uPVC double French doors providing access to Rear Garden

Dining Room

7' 11" x 11' 8" (2.41m x 3.55m)

Laminate wood flooring; radiator; access to Kitchen; uPVC leaded DG window to front

Kitchen

7' 4" x 15' 0" (2.23m x 4.57m)

Tiled flooring; matching wall and base units with worktops over and matching splash backs; stainless steel sink with drainer and mixer tap; integrated appliances including under counter fridge and freezer, washing machine and dishwasher; uPVC DG window to rear; gas central heating wall mounted combi boiler: Worcester; space under for double electric oven and grill with 5 burner gas hob and ceramic hot plate with tiled splash back and extractor hood over; uPVC door with DG glazed panel provides access to rear garden.

First Floor Landing

10' 0" MAX x 8' 9" MAX (3.05m x 2.66m)

Carpeted; access to all Bedrooms and Family Bathroom; access hatch to loft

Bedroom 1

8' 6" x 12' 5" (2.59m x 3.78m) PLUS WARDROBES

Carpeted; radiator; built-in wardrobes; uPVC DG window to rear

Bedroom 2

8' 8" x 9' 9" (2.64m x 2.97m) PLUS WARDROBES

Carpeted; radiator, in-built wardrobes; uPVC DG window to front

Bedroom 3

6' 8" x 9' 3" (2.03m x 2.82m) PLUS WARDROBES

Carpeted; radiator, in-built wardrobes; uPVC DG window to front

Bedroom 4

7' 11" x 7' 1" (2.41m x 2.16m) PLUS STORAGE

Carpeted; radiator, built-in wardrobe and shelved storage over stairs; uPVC DG window to front

Family Bathroom

6' 6" x 8' 9" (1.98m x 2.66m)

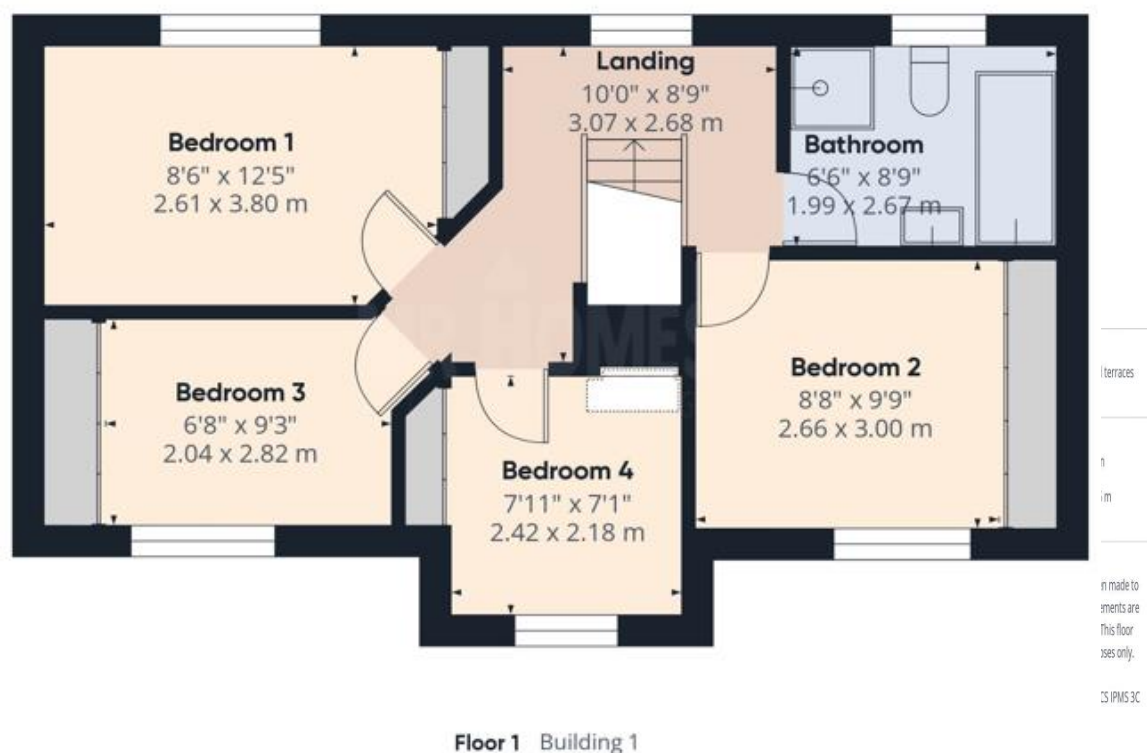
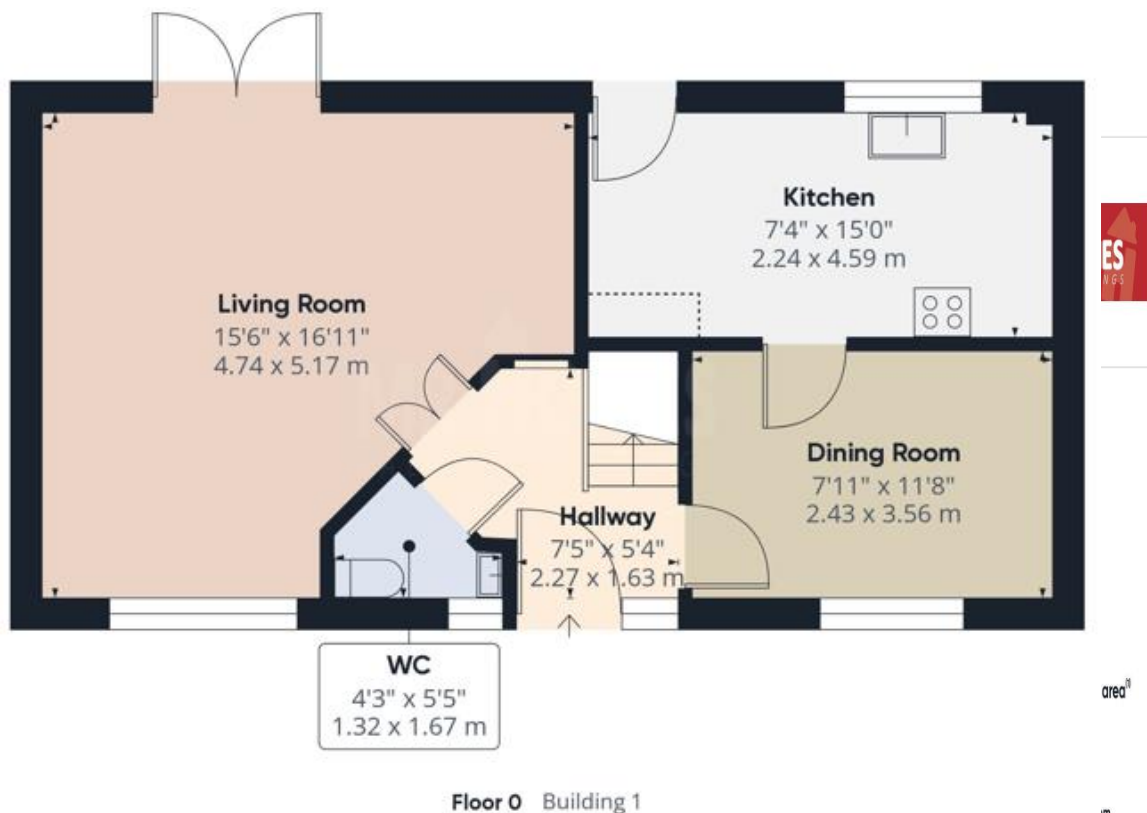
Ceramic tiled flooring; fully tiled walls; corner shower cubicle; jacuzzi style Whirlpool bath with shower attachment; pedestal wash hand basin with mixer tap; WC; uPVC obscured DG window to rear

Rear Garden

Beautifully landscaped with many features; laid patio to laid lawn, laid beach stones; mature bushes and attractive shrub borders; south-west facing; side gate with access to front; outside tap and light; access into Garage



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.



Approximate total area: 980.28 ft² / 91.07 m²

Reduced headroom: 4.24 ft² / 0.39 m²

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.

CARDIFF & THE VALE

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