

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Duffryn Close
St. Nicholas
Cardiff. CF5 6SS

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

Duffryn Close, St. Nicholas, Cardiff. CF5 6SS.

- A BEAUTIFUL 3-BED SEMI-DETACHED FAMILY HOME
- LOCATED IN THE SOUGHT AFTER VILLAGE OF ST. NICHOLAS IN THE VALE OF GLAMORGAN
- EXCELLENT SCHOOL CATCHMENT (ST NICHOLAS CIW PRIMARY SCHOOL & COWBRIDGE COMPREHENSIVE SCHOOL)
- SPACIOUS LIVING/SITTING ROOM RECEIVING PLENTY OF NATURAL LIGHT
- SUN/GARDEN ROOM OVERLOOKS THE ATTRACTIVE REAR GARDEN
- MODERN FITTED KITCHEN/BREAKFAST ROOM with TOP OF THE RANGE INTEGRATED APPLIANCES
- GROUND FLOOR SHOWER ROOM & 1st FLOOR FAMILY BATHROOM SUITE
- LARGE BLOCK-PAVED PRIVATE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



A BEAUTIFULLY PRESENTED & VERY WELL POSITIONED 3-BED FAMILY HOME - LOCATED IN THE MUCH SOUGHT-AFTER VILLAGE OF ST. NICHOLAS IN THE VALE OF GLAMORGAN SITUATED APPROXIMATELY 6 MILES EAST OF COWBRIDGE AND NEAR CARDIFF - EXCELLENT SCHOOL CATCHMENT - ST. NICHOLAS CIW PRIMARY SCHOOL & COWBRIDGE COMPREHENSIVE SCHOOL - TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** this Immaculate 3-Bedroom Family Home, Situated in the alluring location of Duffryn Close, St. Nicholas, this exquisite Family Home showcases a diverse arrangement of rooms methodically spread over two floors. The Property Fronts onto Duffryn Lane and Overlooks Large Fields. The Ground Floor comprises of a Porch Entrance & Hallway, Shower Room, Modern Fitted Kitchen/Breakfast Room with Integrated Appliances, A Utility/Laundry Room and a Spacious Living/Sitting Room containing a Wood-Burning Stove that bathes the space in warm and natural light. Further boosting the appeal of the ground floor is the Sun/Garden room that offer impressive views of the Attractive Rear Garden. Ascending to the first floor, one is greeted by Bedroom 1, complete with a custom-built wardrobe, a fully furnished family bathroom suite, Bedroom 2 offering fitted wardrobes and a fitted cupboard, followed by the versatile Bedroom 3. Crowned by the second floor, the property houses an insulated and boarded attic, complete with loft light and attached ladder, offering excellent storage. This tastefully crafted property offers an ideal balance between elegance, practicality.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/duffrynclose1ap/>

EPC Rating = D.
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.

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

WWW.MR-HOMES.CO.UK



Entrance Porch - 6' 3" x 3' 0" (1.90m x 0.91m) Entered Via uPVC D/g Door, Tiled Flooring, uPVC D/g Windows to Front and Side, Wall Light, Power Points, uPVC Obscured D/g Door into Entrance Hallway.

Hallway - 6' 6" x 5' 4" (1.98m x 1.62m) Laminate Flooring, Radiator with Radiator Cover, uPVC D/g Window into Entrance Porch, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Solid Oak Doors to Living Room, Kitchen/Breakfast Room and Downstairs Shower Room, Staircase to First Floor Landing.

Downstairs Shower Room - 5' 10" x 5' 3" (1.78m x 1.60m) Tiled Flooring, Shower Cubicle with Electric Shower and Fully Tiled Walls, Pedestal Wash Hand Basin with Hot & Cold Taps Over, Close Coupled W.c., uPVC Obscured D/g Window to Front, Chrome Ladder/Towel Radiator, Walls Are Panelled Up to Half Height, Remaining Walls and Ceiling Are Plastered.

Living Room - 17' 4" x 13' 4" (5.28m x 4.06m) Fitted Carpet, uPVC D/g Window to Front, Gas Feature Fireplace Set on A Marble Hearth, Plastered Walls and Textured Ceiling, Coving to Ceiling, Radiator with Radiator Cover, uPVC D/g Window Looking into Sun/Garden Room, Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room - 15' 5" x 13' 1" (4.70m x 3.98m) Tiled Flooring, Howdens Matching Wall And Base Units With Soft Closing Doors And Drawers, Work Surfaces Over, Tiled Splashbacks, Bosch Integrated Dishwasher, 4 Ring Bosch Gas Hob With Extractor Hood Over, Bosch Double Electric Fan Assisted Oven, Stainless Steel Sink, Quarter Bowl And Drainer With Mixer Tap Over, Breakfast Bar, Radiator With Radiator Cover, uPVC D/g Windows To Rear And Side, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, uPVC Obscured D/g Door To Side, Into Side Conservatory. Door To Large Understair Storage Cupboard, Wall Mounted Alarm Panel.

Side Porch - 8' 4" x 2' 11" (2.54m x 0.89m) Tiled Flooring, uPVC Obscure D/g Window to Side, uPVC Doors with Obscure Window Panel to Front and Clear Panel to Rear, Power Points, Lighting.

Utility Room - 5' 11" x 4' 10" (1.80m x 1.47m)

Tiled Flooring, 2 x uPVC D/g Windows to Side, Wall Mounted Worcester 28i Combi-Boiler, Matching Wall Units, Real Oak Work Surface Over Tumble Dryer.

Sun/Garden Room - 14' 11" x 8' 7" (4.54m x 2.61m) Laminate Flooring, UPVC D/g Windows to Side and Rear, Inset Spotlights to Ceiling, Plastered Walls and Plastered Ceiling, Radiator.

Staircase/First Floor Landing - 9' 0" x 3' 6" (2.74m x 1.07m) Fitted Carpet, uPVC D/g Window to Rear, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Enlarged Hatch to Insulated and Boarded Loft with Attached Fold-Down Wooden Ladders and Light. Wooden Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom.

Bedroom 1 - 13' 0" x 9' 2" (3.96m x 2.79m) Laminate Flooring, uPVC D/g Window to Front Overlooking the Meadows, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Double Panel Radiator, Custom Fitted Wardrobes.

Bedroom 2 - 10' 3" x 9' 9" (3.12m x 2.97m)

Wooden Door to Bedroom, Fitted Carpet, uPVC D/g Windows to Side and Rear, Double Panel Radiator Fitted Wardrobe. And 2 x Large Fitted Cupboards, Plastered Walls and Plastered Ceiling, Coving to Ceiling.

Bedroom 3 - 8' 3" x 7' 7" (2.51m x 2.31m) Laminate Flooring, 3 x uPVC D/g Windows to Rear, Double Panel Radiator Fitted Wardrobes, Plastered Walls and Plastered Ceiling, Coving to Ceiling.

Family Bathroom - 6' 9" x 6' 8" (2.06m x 2.03m) Real Wood Flooring, Jacuzzi Style Whirlpool Style Bath with Hot and Cold Taps Over, Mixer Shower Over, Folding Glass Shower Screen, Wash Hand Basin with Hot and Cold Taps Over, Set in A Vanity Cupboard, Close Coupled W.c, Double Panel Radiator, uPVC Obscured D/g Window to Side and Rear. Wall Mounted Electric Extractor Fan, Fully Tiled Walls, Inset Spotlights to Ceiling.

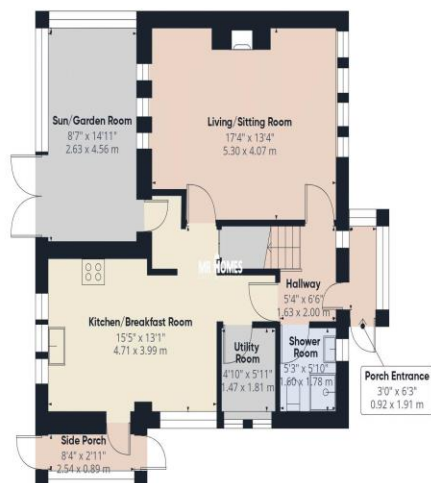
Front Garden - Attractive Landscaped Front Garden, Range of Shrubs and Bushes and A Rockery, Patio to Front, Gated Patio Pathway Leading to Front Door, Lockable Side Gate Giving Access to The Rear Garden, Welcome Lamp Light Over the Front Door, Outside Tap to Front.

Rear Garden (Enclosed) - Attractive Enclosed Rear Garden, North-East Facing, Patio to Laid Lawn, Laid Bark Chippings to The Rear, Vegetable Patch Contained Within Sleepers, Built-In Pizza Oven, Large Wooden Panel Shed. Outside Hot and Cold Taps, Range of Plants, Shrubs, Bushes and Palm Tree.

Private Driveway - Block-Paved Double Driveway to Front.



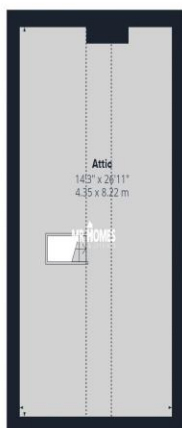
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



Floor 2



Approximate total area⁽¹⁾

1509 ft²
140 m²

Reduced headroom

336 ft²
31.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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