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MR HOMES
SALES & LETTINGS



Swallowhurst Close
Michaelston
Cardiff. CF5 4TF

Guide Price £300,000 to £310,000
Freehold

Swallowhurst Close, Michaelston, Cardiff. CF5 4TF.

- *** NO CHAIN *** GENEROUS SIZE CORNER PLOT ***
- VERY WELL PRESENTED 3-BED END-OF-LINK FAMILY HOME
- EXTENDED PORCH & CLOAKROOM
- LIVING ROOM & DINING ROOM
- KITCHEN & UTILITY ROOM
- MODERN SHOWER ROOM
- PRIVATE DRIVEWAY & GARAGE with WORKSHOP
- SOUTH-EAST FACING REAR GARDEN
- WRAP AROUND FRONT & SIDE



*** NO CHAIN ***

A VERY WELL PRESENTED & EXTENDED 3-BED END-OF-LINK SPACIOUS FAMILY HOME SET ON A GENEROUS SIZE CORNER PLOT - SOUTH-EAST FACING REAR GARDEN - EXTENDED PORCH & CLOAKROOM/W.C - LIVING ROOM with SPACE SAVING SLIDING DOORS to the DINING ROOM - RE-FITTED KITCHEN - UTILITY ROOM - 3x DOUBLE BEDROOMS to the 1st FLOOR - SHOWER ROOM - ATTRACTIVE & ENCLOSED FRONT & SIDE GARDEN - LOCKABLE SIDE GATE ACCESS TO SOUTH-EAST FACING LARGE REAR GARDEN - BRICK-PAVED PRIVATE DRIVEWAY - GARAGE & WORKSHOP
TENURE: FREEHOLD.

MR HOMES are pleased to Offer **FOR SALE** With **No Ongoing Chain**, this 3-Bedroom End-Of-Link Family Home in the Sought After Location of The Drope Cardiff and comprises in brief; Entrance Porch & Hallway, Cloakroom/Downstairs W.c, Living Room, Dining Room, Kitchen, Utility Room, Staircase to the 1st Floor Landing, Bedroom 1, Bedroom 2, Bedroom 3, & a Re-Fitted & Modern Shower Room. The Front & Side Garden is Enclosed. Private 'Brick-Paved' Driveway, there is a Lockable Side Gate Giving Access into the South-East Facing Large Rear Garden. The Property Further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 30Si Compact NG Condensing Combi-Boiler.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/swallowhurstclose2ap>

EPC Rating = D...
Council Tax Band = D.

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.

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



Entrance Porch - Entered Via Composite Door With 3 x uPVC Obscure D/g Square with Circular Design Windows.

Hallway - 15' 3" x 6' 11" (4.64m x 2.11m) Laminate Floor, Double Panel Radiator, 2 x uPVC D/g Windows to Front, Dado Rail, Coving to Ceiling, Door to Cloakroom/, Living Room and Kitchen, Door to Understair Storage Cupboard Which Houses the Gas and Electric Meters and A Newly Fitted Electric RCD Consumer Unit, Wall Mounted Alarm Panel.

Cloakroom/Downstairs W.c. - 7' 2" x 3' 7" (2.18m x 1.09m) Vinyl Tile Floor, Close Coupled W.c., Wall Mounted Wash Hand Basin with Chrome Mixer Tap Over and Tiled Splashback, White Ladder/Towel Radiator, 2 x uPVC Obscure D/g Windows to Side and Rear, Coving to Ceiling.

Living Room - 14' 4" x 11' 6" (4.37m x 3.50m) Fitted Carpet, uPVC D/g Bay Window to Front, Double Panel Radiator, Gas Feature Fireplace Set on A Marble Hearth, Coving to Ceiling, Double Space Saving Sliding Doors to Dining Room Via an Archway.

Dining Room - 12' 0" x 9' 7" (3.65m x 2.92m) Laminate Flooring, Single Panel Radiator, Serving Hatch to Kitchen, Coving to Ceiling, uPVC D/g French Patio Doors to Rear Garden.

Kitchen - 11' 7" x 8' 3" (3.53m x 2.51m) Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over With Matching Upstands, Fully Tiled Walls, 4 Ring Ceramic Hob With Extractor Hood Over, Double Fan-Assisted Hotpoint Electric Oven, Service Hatch To Dining Room, Stainless Steel Sink And Quarter Bowl With Drainer And Mixer Tap Over, uPVC D/g Window To Front, Coving To Ceiling, Double Doors To Utility Room.

Utility Room - 9' 5" x 5' 6" (2.87m x 1.68m) Laminate Floor Continued, uPVC D/g Window to Rear, Work Surfaces Over Plumbed Washing Machine, Space for Tumble Dryer, Plumbed for Dishwasher, Space for American Style Fridge/Freezer, Hatch to Small Loft Space, uPVC Half Glazed & Obscure D/g Door to Rear Garden.

Staircase/First Floor Landing - 6' 6" x 4' 2" (1.98m x 1.27m) Fitted Carpet to Stairs & Landing, Fitted Handrail on Stairs, Dado Rail Up the Stairs, Large Hatch to Insulated and Partially Boarded Loft, Doors to Bedroom 1, Bedroom 2, Bedroom 3 And Family Shower Room.

Bedroom 1 - 15' 4" x 8' 10" (4.67m x 2.69m) Fitted Carpet, uPVC D/g Window to Front, Fitted Cupboards, Fitted Wardrobes with Hanging Rails and Fixed Shelving.

Bedroom 2 - 12' 3" x 9' 11" (3.73m x 3.02m) Fitted Carpet, uPVC D/g Tilt and Turn Window to Rear Overlooking Rear Garden, Single Panel Radiator, Fitted Overhead Cupboards, Fitted Wardrobes with Hanging Rails and Fixed Shelving.

Bedroom 3 - 9' 6" x 7' 1" (2.89m x 2.16m)

Fitted Carpet, uPVC D/g Window to Side, Single Panel Radiator, Double Doors to Fitted Wardrobes.

Shower Room - 9' 4" x 7' 11" (2.84m x 2.41m) Laminate Flooring, Walk-In Shower Cubicle With Mixer Shower With Dual Rainfall And Handheld Shower Heads And Wall Mounted Fold-Down Seat, Close Coupled W.c., Wash Hand Basin With Chrome Mixer Tap Over Set In Vanity Cupboards With Tiled Vanity Shelves, Walls Tiled Up To Half Height With Dado Rail, uPVC Obscure D/g Window To Rear, Chrome Ladder/Towel Radiator, Double Doors To Airing Cupboard Which Houses Worcester Greenstar 30Si Compact NG Condensing Combi-Boiler And Has Fixed Shelving.

Front/Side Garden - Attractive Front/Side Wraparound Garden, Enclosed by Medium Level Brick Walls, Range of Flowers and Plants to Borders, Flowerbed Brick Boundary with Flowers and Range of Bushes to Side Garden. Lockable Side Gate Accessing Rear Garden, Huge Mature Monkey Tree, Wall Mounted Welcome Light.

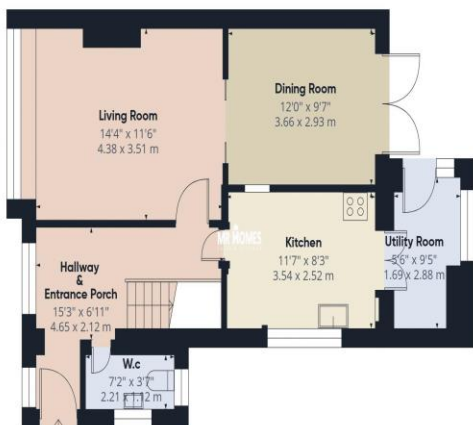
Rear Garden - SOUTH-EAST FACING - Attractive Rear Garden, South-East Facing, Natural Stone Patio, Brick Paving, Stepping Stones Through Laid Lawn to Raised Decking Area with Seating, Slate Stepping Stones Set in Slate Chippings Leading to Garage, Ivy Covered Outside Wall, Water Butt, Outside Tap, Outside Light, Door to Garage.

Garage/Workshop - 17' 10" x 8' 2" (5.43m x 2.49m) Up and Over Garage Door, Power Points and Lighting, Extended to Include Workshop on End, Windows to Front and Rear.

Private Driveway - Large Brick Paved Private Driveway in Front of The 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.



Ground Floor Main House



1st Floor Main House



Ground Level Garage



Approximate total area⁽¹⁾
1227 ft²
113.9 m²

(1) Excluding balconies and terraces

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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