



17 St. Marys Court
Cardiff, CF5 5PU

Watts
& Morgan



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£399,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, spacious four bedroom detached family home situated in a quiet cul-de-sac. Conveniently located to Culverhouse Cross, M4 Motorway and Cardiff City Centre. The accommodation briefly comprises; entrance hallway, lounge, open plan kitchen/dining room, downstairs cloakroom. First floor landing, spacious primary bedroom with an en-suite, two further double bedrooms, spacious single bedroom and a family bathroom. Externally the property benefits from a two driveways providing off-road parking for several vehicles beyond which is a single garage. Beautifully landscaped rear garden providing ample space for outdoor entertaining and dining. EPC Rating: 'C'.



Directions

Cardiff City Centre – 4.5 miles

M4 Motorway – 5.1 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed composite door into a welcoming entrance hallway benefiting from porcelain tiled flooring and a carpeted staircase leading to the first floor landing with a large understairs store cupboard.

The spacious sitting room enjoys 'Amtico' flooring, a central feature electric fireplace, a uPVC double glazed window to the front elevation and uPVC French doors providing access to the rear garden.

The spectacular open plan kitchen/dining room is the focal point of the home which enjoys continuation of porcelain tiled flooring. The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Lamona' 5-ring gas hob with extractor hood over, a 'Lamona' electric oven, a microwave, a 'Electrolux' dishwasher, a 'Hissense' fridge freezer, a 'Hotpoint' washing machine, and a 'Lamona' tumble dryer. The kitchen further benefits from recessed ceilings spotlights, a stainless steel bowl and a half sink and a uPVC double glazed window to the rear elevation.

The dining room enjoys continuation of porcelain tiled flooring, a uPVC double glazed window to the front elevation and a partially glazed door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a WC and a pedestal wash-hand basin. The cloakroom further benefits from continuation of porcelain tiled flooring and an extractor

FIRST FLOOR

The first floor landing enjoys carpeted flooring, an airing cupboard housing an 'Ideal' combi boiler and a loft hatch providing access to the loft space.

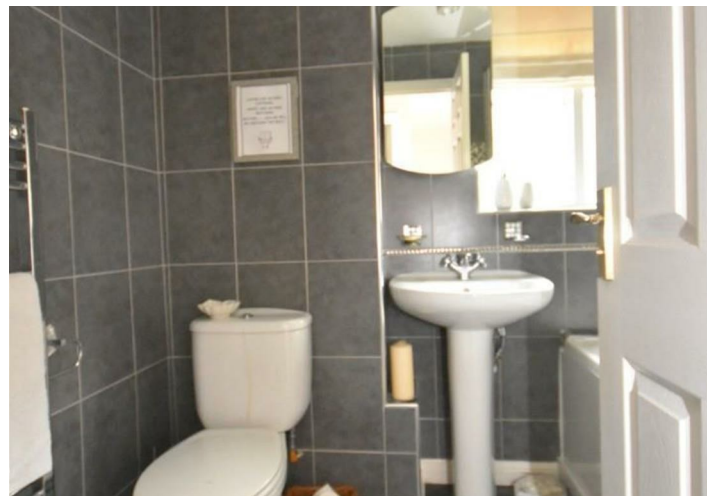
Bedroom one is a generously sized double bedroom which enjoys carpeted flooring, fitted mirror fronted wardrobes and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising: a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within vanity unit and WC. The en-suite further benefits from vinyl flooring, tiled walls, a central ceiling light point, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the front elevation.

Bedroom two is another spacious double bedroom which enjoys carpeted flooring, fitted wardrobes and a uPVC double glazed window to the front elevation.

Bedroom three is another generously sized double bedroom enjoying carpeted flooring and uPVC double glazed window to the rear elevation.

Bedroom four is a spacious single bedroom which enjoys carpeted flooring and uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with a thermostatic rainfall shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, tiled walls, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the rear elevation.

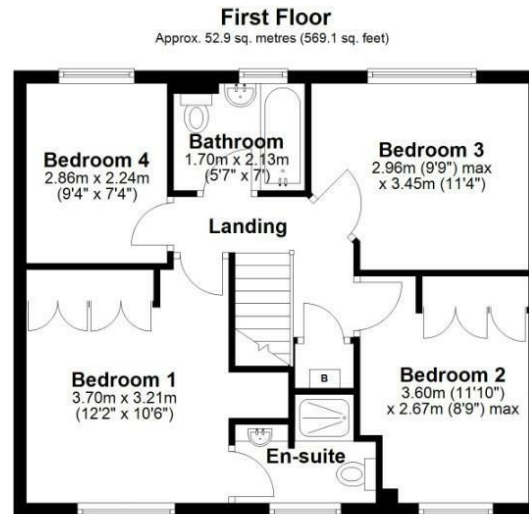
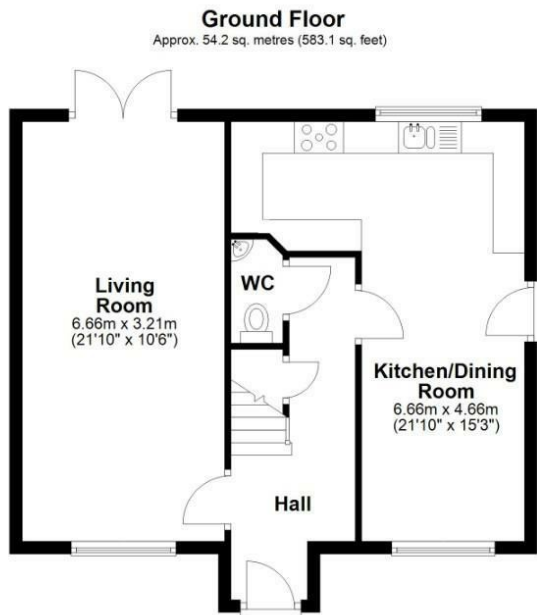


GARDEN & GROUNDS

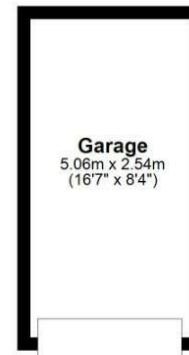
17 St Mary's Court is situated at the head of a quiet cul-de-sac and enjoys two separate driveways providing ample parking for several vehicles as well as a single garage. The front garden is predominantly laid with chippings and enjoys a variety of mature shrubs and borders. The beautifully landscaped rear garden is laid to lawn and enjoys a large porcelain patio area providing ample space for outdoor entertaining and dining and a pond.

ADDITIONAL INFORMATION

All mains services connected. Freehold.
Council Tax Band: 'D'.
EPC Rating: 'C'.

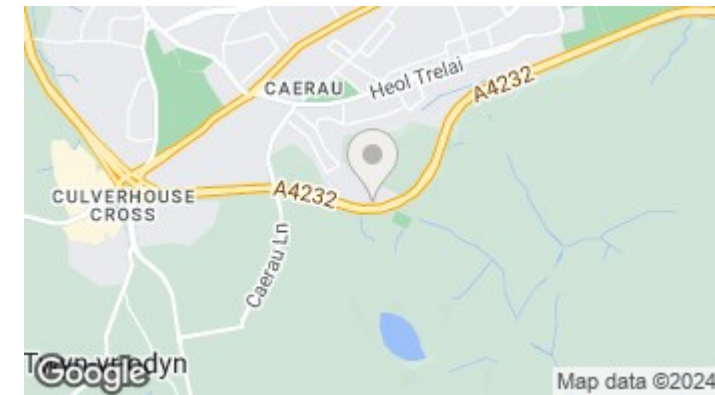


Detached Garage
Approx. 0.0 sq. metres (0.0 sq. feet)

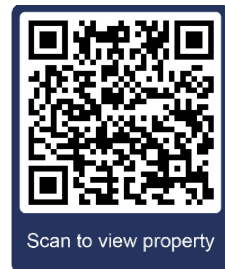


Total area: approx. 107.0 sq. metres (1152.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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