



Sanctuary Court

| Culverhouse Cross | Cardiff | CF5 4NB

SANCTUARY COURT

Guide Price £335,000



Front

Keyblock driveway for several vehicles, gate leads through to the rear garden.

Tenure

We have been advised by the seller that the property is freehold. EPC =C. The council tax band is E.

A wonderful four bedroom detached family home perfectly placed in the corner on this generous size plot on Sanctuary Court. Ideally situated at the end of a quiet residential cul de sac, yet only minutes away from local amenities and transport links including Culverhouse Cross.

Modernised throughout by the current owners, the accommodation briefly comprises: Entrance Hall, Cloakroom, Modern Kitchen/Diner and Lounge with French Doors out onto the rear garden to the ground floor. To the first floor are Four Bedrooms and a Shower Room. The property further benefits from a generous size rear garden as well as off street parking and a single garage to the front.

Sanctuary Court is situated within close proximity to Culverhouse Cross. There you'll find excellent access to the M4 via the A4232, routes to Cardiff city centre and bay via the link road and good commuter access to Barry. There are a good variety of department stores along with large supermarkets. Regular bus links run to the city centre too. Internal viewings are a must.

Entrance Hall

Entered via a double glazed composite front door, stairs to the first floor, luxury vinyl floor.

Cloakroom

Double obscure glazed window to the front, with w.c and wash hand basin, extractor fan, radiator, luxury vinyl flooring.

Lounge

17'2 max x 15'5

Entered via French doors with French doors leading out to the garden, double glazed window to the front, two radiators.

Kitchen/Diner

14'7 max x 15'4 max

Double glazed window to the front and rear, double glazed obscure door leading out to the garden, wall and base units with worktop over, ceramic Belfast sink, Neff four ring induction hob

with cooker hood above and Neff integrated slide and hide oven and microwave above, integrated fridge/freezer, integrated Hotpoint washing machine, integrated slimline Neff dishwasher, integrated tumble dryer, understairs storage cupboard, led lighting to plinths, two radiators, vinyl flooring.

First Floor Landing

Stairs rise up from the hall with wooden handrail, double glazed window to the rear, radiator, access to loft space, linen cupboard.

Bedroom One

8'7 max x 14'3 max

Double glazed window to the rear, radiator, fitted wardrobes.

Bedroom Two

8'7 x 11'5

Double glazed window to the front, radiator.

Bedroom Three

6'8 max x 11'2 max

Double glazed window to the front, radiator, vinyl floor.

Bedroom Four

9' x 7'11

Double glazed window to the front, radiator, vinyl floor.

Shower Room

8'1 x 6'5

Fitted with a corner shower with plumbed shower, w.c and wash hand basin, radiator, heated towel rail, tiled walls, vinyl floor.

Rear Garden

A landscaped garden with paved patio, steps which lead up to a decked sitting area, rockery and garden pond, mature shrubs, trees and flower borders, outside light and power point, gate which leads to the front.

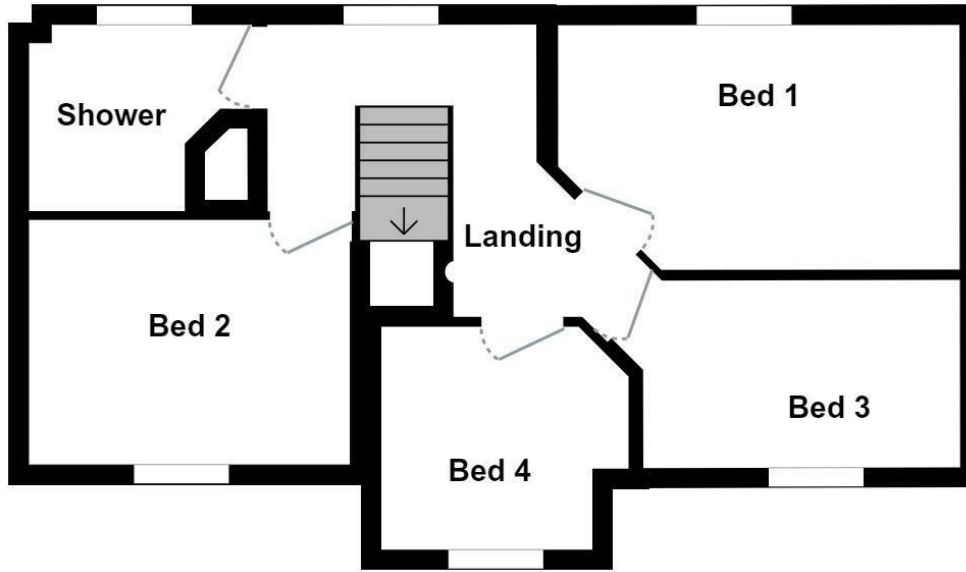
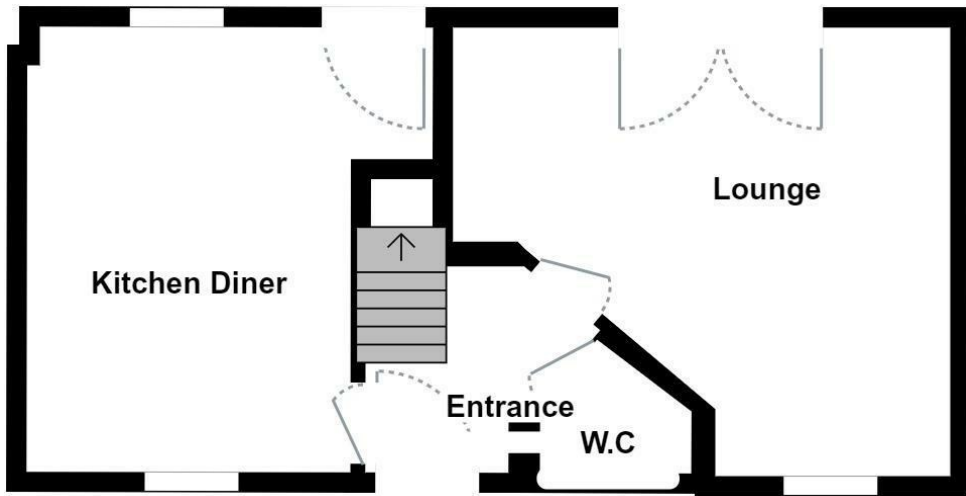
Garage

A single garage with manual door, power point and light



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Energy Efficiency Rating

Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
	72

England & Wales EU Directive 2002/91/EC



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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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.