



Sanctuary Court

| Culverhouse Cross | Cardiff | CF5 4NB

Hern and Crabtree

SANCTUARY COURT

Offers In Excess Of £265,000



the seller that the property is freehold.

A well presented three bedroom detached family home in Sanctuary Court. Ideally situated at the end of a quiet residential cul de sac away from passing traffic, yet only minutes away from local amenities and transport links including Culverhouse Cross.

With excellent, versatile living space, the accommodation briefly comprises: Entrance, Sitting Room, Dining Room opening into Lounge and Fitted Kitchen to the ground floor. To the first floor are Three Good Size Bedrooms and a Family Bathroom. The property further benefits from a good size, landscaped rear garden as well as off street parking 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

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

Dining Room

9'4 x 11'7

Double obscure glazed window to the side, understairs cupboard, luxury vinyl floor.

Living Room

10'5 x 15'1

Double glazed French doors to the garden, vertical radiator, fireplace surround.

Sitting Room

7'8 x 15'6

Double glazed window to the front, radiator, oakwood flooring.

Kitchen

9'11 max x 6'9 max

Double glazed window to the rear and double glazed door leading out to the

garden, kitchen fitted with a range of wall and base units with worktop over, a four ring gas hob with cooker hood above and integrated oven, stainless steel sink and drainer, integrated fridge/freezer, plumbing for a washing machine, Worcester gas boiler, vinyl floor.

First Floor Landing

Stairs rise up from the hall, double glazed window, radiator, storage cupboard with power and space for condensing tumble dryer.

Bedroom One

8'8 x 13'

Double glazed window to the rear, radiator, built in wardrobes.

Bedroom Two

8'8 x 9'1

Double glazed window to the rear, wood laminate floor, access to loft space.

Bedroom Three

7'11 x 10'2

Double glazed window to the front, radiator, built in cupboard, wood laminate floor.

Bathroom

6'3 x 6'5

Double obscure glazed window to the side, a P shaped bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls, vinyl floor.

Rear Garden

A landscaped garden, paved patio, steps lead up to two tiers, a pvc storage shed, mature hedges, outside lighting, gate to front.

Front

Hardstand to front, gate to side leads to the rear garden.

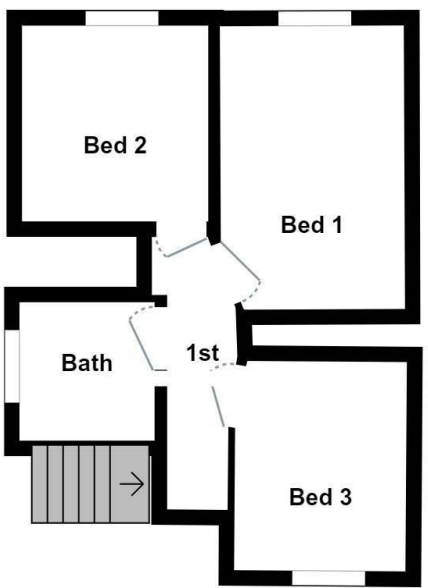
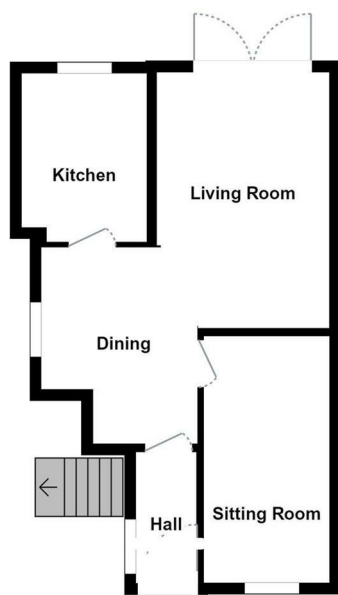
Tenure and additional information

We have been advised by



Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		72
(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	



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<https://www.hern-crabtree.co.uk>



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.