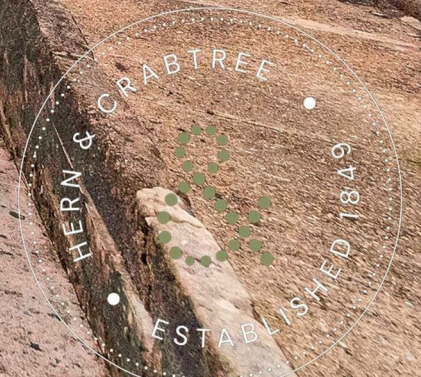


Brundall Crescent

CULVERHOUSE CROSS, CARDIFF, CF5 4RU

GUIDE PRICE £315,000

Hern &
Crabtree



Brundall Crescent

No chain. This extended semi-detached house has been thoughtfully updated over the years, creating a warm and welcoming family home. Lovingly maintained for decades, it's now ready for new owners to move straight in and make it their own.

The ground floor features a spacious open-plan layout, perfect for modern living. It includes a welcoming entrance hall, a comfortable lounge, and a generous open-plan kitchen/diner – ideal for entertaining or family time.

Upstairs, the first floor offers two well-proportioned bedrooms and a family bathroom. A further staircase leads to a converted loft space, where you'll find two additional bedrooms and a convenient shower room – perfect for guests, older children, or a home office setup. The property further benefits from a good size rear garden as well as a single garage and off street parking to the front.

Brundall Crescent is ideally 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 an absolute must!



1284.00 sq ft

Entrance Porch

Entered via double doors, tiled floor.

Hall

Entered via composite door, stairs to the first floor with understairs storage, radiator, meter cupboard, parquet flooring.

Living Room

11'10 x 15'7

Double glazed square bay window to the front, radiator, coved ceiling, built in cupboards to recess, electric fireplace with wooden mantle, arch to :-

Kitchen/Diner

20'4 x 9'11

Double glazed window to the side and double glazed patio doors to the rear, door to conservatory, wall and base units with worktop over, stainless steel sink and drainer, a five ring gas hob, integrated oven and microwave, space for American style fridge, space and plumbing for a dishwasher.

Conservatory

9' x 3'2

A double glazed conservatory with corrugated roof, patio doors lead out, space for appliances.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, built in storage cupboards.

Bedroom One

11'10 x 11'11 max

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

Bedroom Two

8' x 8'11

Double glazed window to the front, radiator, stairs to the second floor.

Bedroom Three

11'3 x 11'2

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

Bathroom

7'4 x 6'1

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

Second Floor

Stairs rise up from bedroom two, eaves storage, double glazed window to the side.

Rear Garden

Enclosed by a timber fence, decked area to the top, further decked and lawn area, door to the side.

Bedroom Three

10'6 x 10'8

Double glazed window to the front, radiator, wood laminate flooring, door to bathroom.

Bedroom Four

10'7 x 9'

Double glazed window to the rear, radiator, laminate flooring, door to bathroom.

Bathroom (second floor)

10'3 x 4'9

Fitted with a walk in shower, w.c and wash hand basin, tiled walls and floor.

Garage

A single garage

Front

Low rise wall, concrete driveway, stone chippings ,cold water tap to the side.

Tenure and additional information

We have been advised by the seller that the property is freehold.

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions,

measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



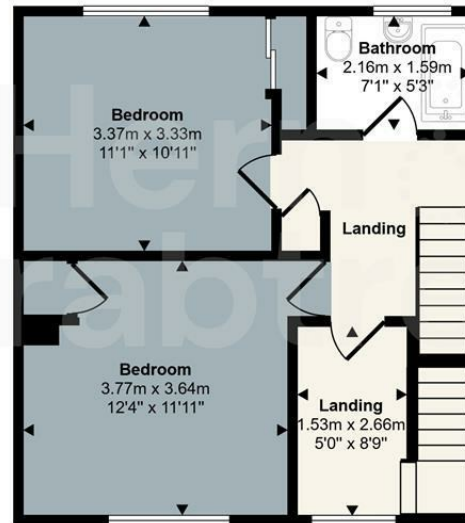




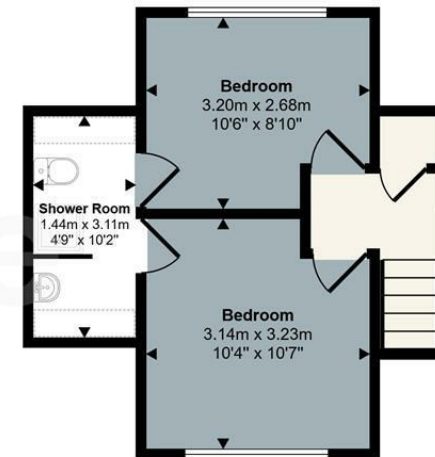
Ground Floor
Approx 48 sq m / 515 sq ft

Denotes head height below 1.5m

Approx Gross Internal Area
119 sq m / 1284 sq ft



First Floor
Approx 44 sq m / 474 sq ft



Second Floor
Approx 27 sq m / 296 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		80
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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