

10 Meirwen Drive,

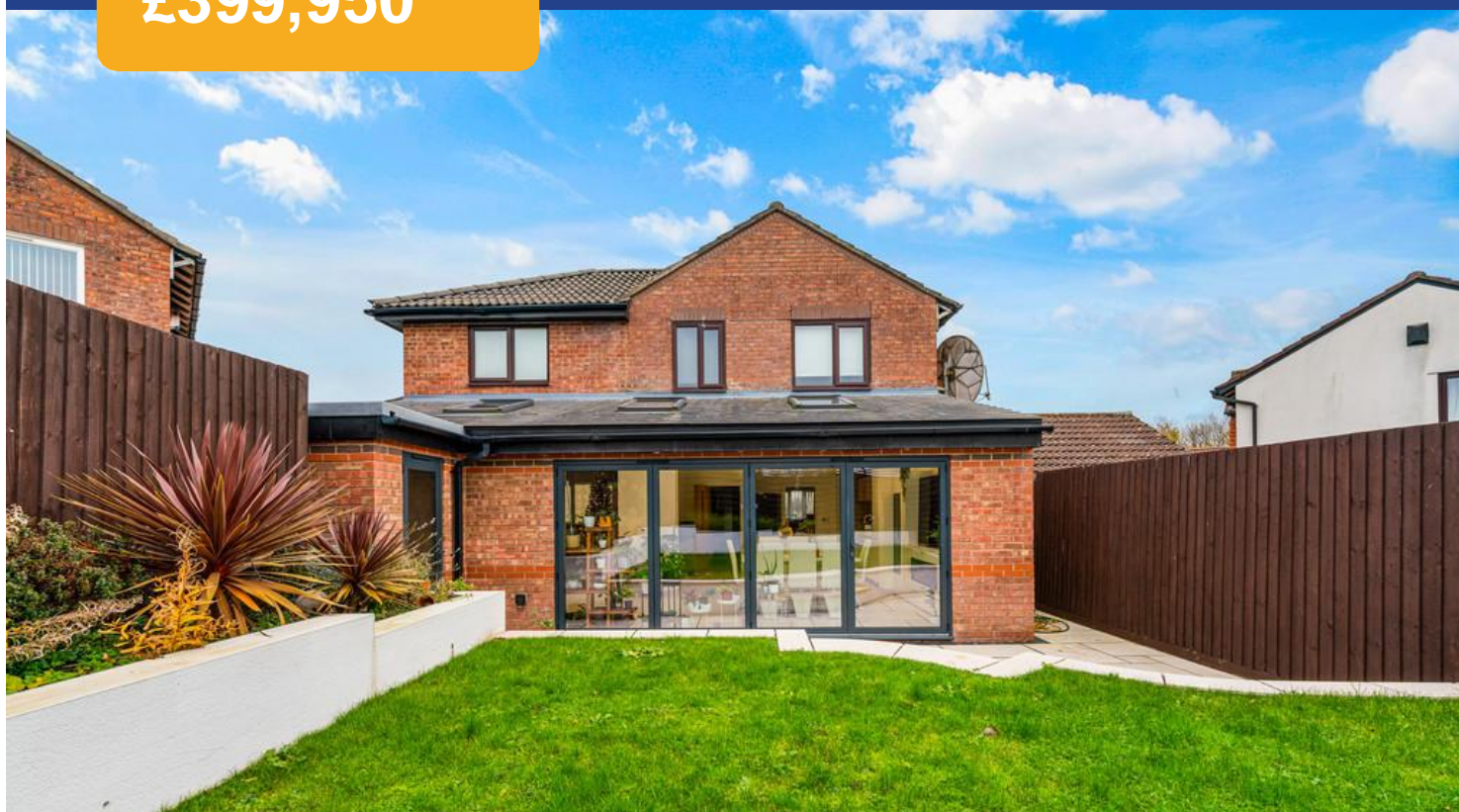
Culverhouse Cross, Cardiff, CF5 4ND



Estate Agents and
Chartered Surveyors

Asking Price Of

£399,950



Detached Property

4

2

3

1

Property Description

**** SPACIOUS FOUR BEDROOM DETACHED FAMILY HOUSE ** LARGE OPEN PLAN LIVING WITH MODERN KITCHEN **** A well presented, spacious four bedroom detached family house, located in a convenient location close to local shops and transport links. Entrance hallway, cloakroom, L-shaped kitchen, dining & family room with folding doors to the rear garden, spacious lounge, utility room with side lean to storage. To the first floor there are four bedrooms, principal bedroom with quality ensuite shower room and a separate modern family bathroom. Gas central heating. Attractive rear garden with paved stone patio and lawn, brick built storage. Driveway to front. Newly fitted bespoke Oak and glass panelled staircase. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,539 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

A popular private residential development situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE HALL

Approached via a upvc entrance door leading to the entrance hallway, newly fitted bespoke oak and glass framed staircase to first floor, tiled flooring and radiator.

CLOAKROOM

Tiled flooring, low level WC, wash hand basin and spotlights in ceiling.

KITCHEN/DINING AND FAMILY ROOM

27' 2" x 26' 2" (L-shaped) (8.30m x 7.98m)
Modern fitted kitchen well appointed along one side in light high gloss fronts beneath worktop surfaces, inset moulded sink with side drainer, inset 'Neff' oven and grill, inset dishwasher with matching front, central island with 'Neff' induction hob with extractor hood above, range of fitted drawers and breakfast bar seating area, matching range of eye level wall, space for

American style fridge freezer, the kitchen opens to a family dining area with folding doors leading to the rear garden, three velux window to the rear pitched room and further space for family seating area, tiled flooring with underfloor heating. Opening to the lounge.

LOUNGE

16' 5" x 11' 4" (5.01m x 3.46m)
Open plan with kitchen family room. Approached via two steps leading to the spacious lounge area, solid wood flooring with under floor heating and window to front.

UTILITY ROOM/KITCHEN 2

11' 11" x 9' 4" (3.64m x 2.86m)
A spacious utility/ kitchen with a range of units to three sides in light fronts beneath granite worktop surfaces with inset sink and worktop side drainer, inset five ring gas hob with extractor hood above, plumbing for washing machine and space for tumble dryer, matching range of eye level wall cupboards, combi gas central heating boiler concealed in cupboard with under floor heating pipe work. Recessed spotlights. Door to side lobby with doors to front and rear.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the first floor landing. Engineered Oak wood flooring.

BEDROOM ONE

15' 5" x 8' 5" (max)(4.71m x 2.59m)

Overlooking the front, a good sized double bedroom, built in wardrobes and door to ensuite. Engineered Oak wood flooring.

EN SUITE SHOWER ROOM

Fully tiled shower cubicle, tiled flooring, wash hand basin, low level WC. UPVC double glazed window to side and radiator.

BEDROOM TWO

15' 2" x 10' 10" (4.63m x 3.31m)

Aspect to front & rear, a good sized second double bedroom, laminate flooring. Engineered Oak wood flooring.

BEDROOM THREE

9' 6" x 8' 7" (2.91m x 2.63m)

Aspect to rear, radiator. Engineered Oak wood flooring.

BEDROOM FOUR

10' 1" x 6' 6" (3.09m x 2.00m)

Aspect to rear, radiator. Engineered Oak wood flooring.

BATHROOM

6' 3" x 5' 6"(max) (1.92m x 1.70m)

Modern white suite comprising low level wc, UPVC double glazed window to side, panelled bath, vanity wash hand basin, inset spotlights and tiled walls.

FRONT GARDEN

Driveway for two cars.

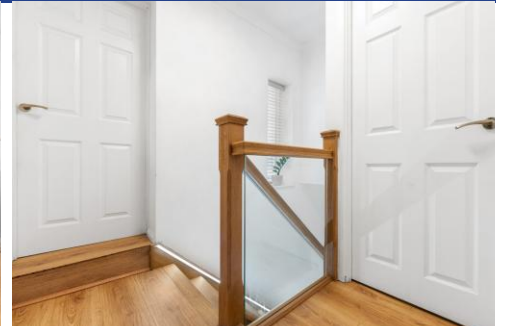
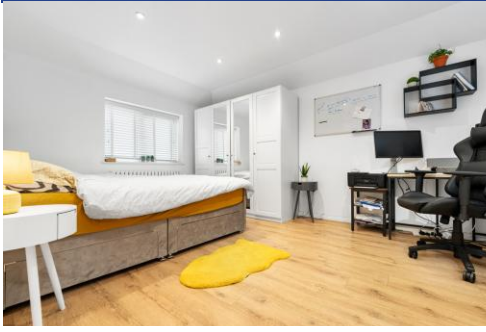
REAR GARDEN

Delightful paved stone patio leading onto a shaped area of lawn with raised flower beds, brick built storage shed, outside lighting and enclosed with fencing.

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TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | 88 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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