

# Murrel Close

ST MARYS FIELD CAERAU, CARDIFF, CF5 5QE

**GUIDE PRICE £365,000**

**Hern &  
Crabtree**





# Murrel Close

A tastefully presented four-bedroom detached home, occupying a generous and private corner plot within the ever-popular Murrel Close. Perfectly positioned in a sought-after location, the property offers convenient access to both Wenvoe and Culverhouse Cross, along with excellent transport links to the M4 corridor.

The accommodation is modernised throughout and presented in excellent condition. To the ground floor, the welcoming entrance hall leads to a cloakroom, a spacious lounge, and an impressive open-plan kitchen/diner/sitting area, ideal for both everyday family living and entertaining. A versatile utility room/home office, completes the ground floor.

Upstairs, the property boasts a primary bedroom with en suite, three further well-proportioned bedrooms, and a family bathroom.

Externally, the home benefits from a lovely size plot with a good size private rear garden and ample off-street parking to the front, making it an ideal choice for growing families seeking space, style, and convenience.

Internal viewings are highly recommended!



**1237.00 sq ft**

### Entrance Hall

Entered via wooden door into the hallway. Stairs to the first floor with understairs storage. Wooden flooring. Radiator. Coved ceiling.

### Cloakroom

Obscure double glazed window to the front. W/c and wash hand basin. Radiator.

### Living Room

Double glazed window to the front. Coved ceiling. Radiator. Built in storage into the recess. Feature fireplace with wooden surround and tiled hearth.

### Kitchen/Diner

Two sets of double glazed French doors leading out to the rear garden. Wooden flooring. Radiator. The kitchen is fitted with wall and base units with laminate work surfaces. Stainless steel sink and drainer. Integrated four ring gas hob, electric ovens and grill. Integrated fridge, freezer and dishwasher. Space and plumbing for a washing machine. Tiled splashback.

### Utility

Converted garage. With power and light. Tiled flooring. Patio doors. Double glazed patio doors to the front. Combi boiler. Space for appliances.

## FIRST FLOOR

### First Floor Landing

Stairs from the entrance hall. Double glazed window to the front. Loft access hatch. Storage cupboard. Radiator.

### Bedroom One

Double glazed window to the front. Radiator. Built in wardrobe. Door to en-suite.

### En-Suite

Obscure double glazed window to the side. Tiled walls and floor. W/c, wash hand basin and shower. Heated towel rail.

### Bedroom Two

Double glazed window to the front. Radiator.

### Bedroom Three

Double glazed window to the rear. Radiator.

### Bedroom Four

Double glazed window to the rear. Radiator.

### Bathroom

Obscure double glazed window to the rear. Bath with shower, w/c and wash hand basin. Tiled floor. Heated towel rail.

## OUTSIDE

### Front

Storm porch. Driveway for off street parking. Hedge borders.

### Rear Garden

Enclosed rear garden with timber fencing and Gate to the rear. Paved and gravel areas. Steps up to a lawn area. Power points. Cold water tap.

### Tenure and additional information

We have been advised the property is freehold and the council tax band is E.

### Disclaimer

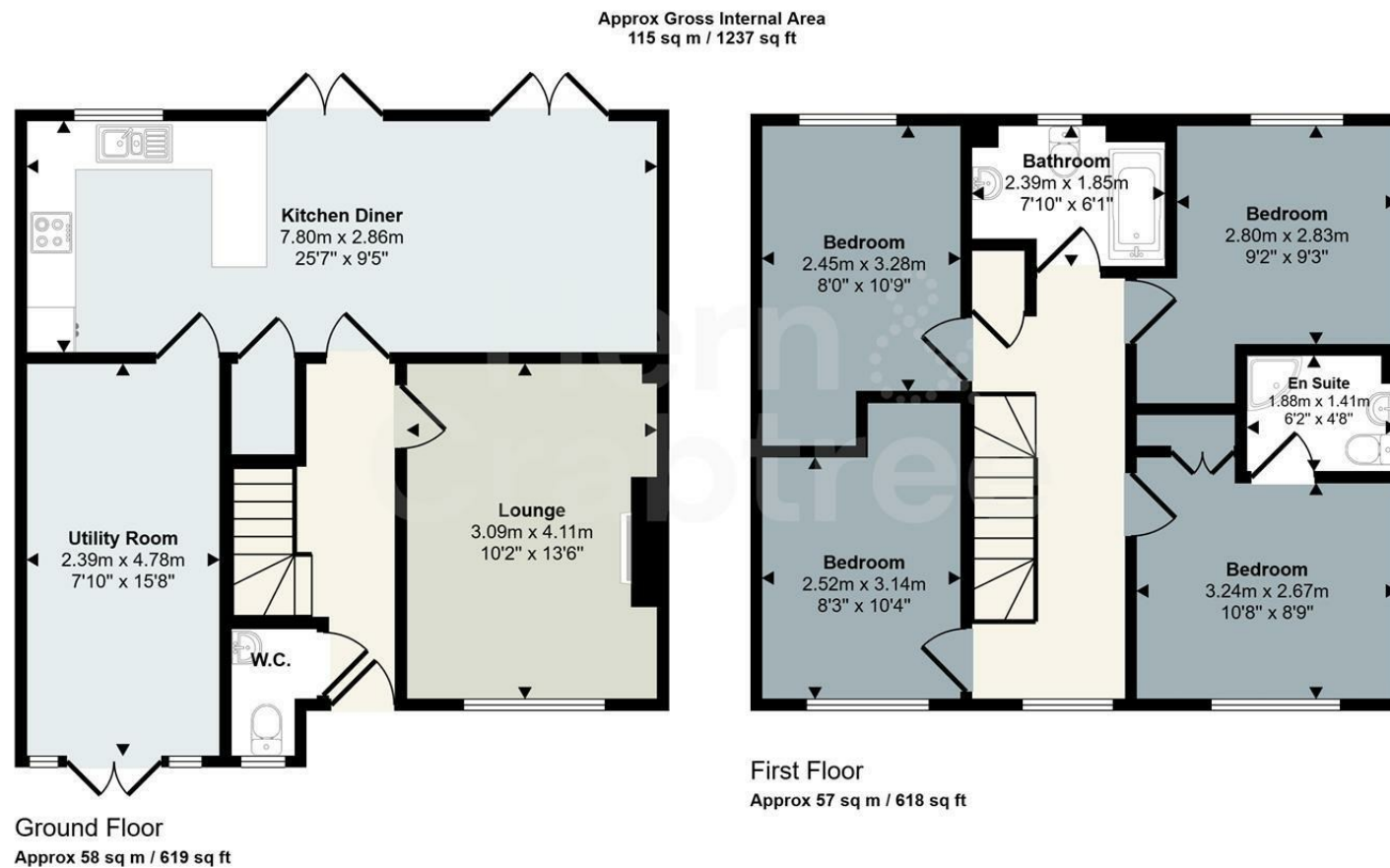
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.









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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		74
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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





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