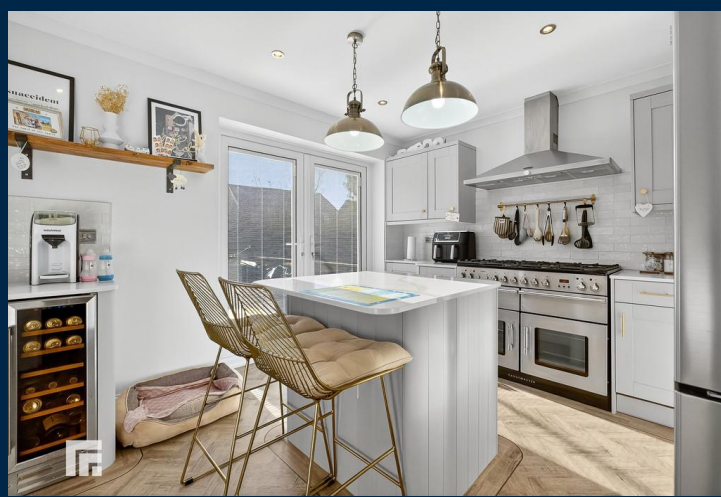




44 MARGUERITES WAY
CARDIFF CF5 4QW

ASKING PRICE OF
£375,000



DETACHED HOUSE



4



2



3



2

**** NO CHAIN ** DETACHED PROPERTY ** FOUR BEDROOMS ****
QUIET CUL DE SAC ** An immaculately presented four bedroom property in a quiet cul de sac location. Entrance hallway, family lounge, sitting room, open plan kitchen/dining room, utility room and WC. To the first floor; master bedroom with en-suite shower room, two further double bedrooms, modern family bathroom and fourth bedroom. A beautifully landscaped rear garden. Driveway to front. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1181 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

A popular 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 HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor. Quality herringbone effect 'Amtico' flooring. Radiator.

SITTING/PLAYROOM

16' 4" x 8' 7" (5.00m x 2.64m)
Overlooking the entrance approach, a versatile reception. Radiator.

LOUNGE

14' 6" x 11' 0" (4.42m x 3.37m)
With bay fronted window, an excellent sized reception. Quality herringbone effect 'Amtico' flooring. Two radiators.

KITCHEN AND DINING ROOM

19' 0" x 10' 10" (5.81m x 3.32m)
An exceptional kitchen and dining room with modern fitted kitchen well appointed along three sides in 'Cashmere' shaker style woodgrain effect panelled fronts beneath quartz worktop surfaces. Inset Belfast sink with monoblock mixer tap. Space for Range style cooker with cooker hood above. Space for American style fridge freezer. Integrated dishwasher. Integrated wine cooler. Breakfast bar island with seating and storage. Space for dining table. French doors opening to the delightful rear garden. Window to rear. Matching range of eye level wall cupboards. Tiled splash back. Quality 'Amtico' flooring with under floor heating. Recessed spotlights. Door to utility room.

UTILITY ROOM

5' 8" x 5' 2" (1.73m x 1.58m)
With quartz worktop to one side with plumbing for washing machine and space for tumble dryer below. Eye level wall cupboards. Window to side. Tiled splash back. Upvc door to rear. Window to side. Quality 'Amtico' flooring with under floor heating. Door to cloakroom.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splashback. Obscured glass window to side. Radiator.



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FIRST FLOOR

BEDROOM ONE

12' 11" x 11' 0" (3.96m x 3.36m)

A spacious master bedroom. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

White suit; low level WC, wash hand basin with chrome mixer tap and vanity. Shower cubicle with chrome shower. Extractor fan. Radiator. Spotlights. Obscured glass wide to front.

BEDROOM TWO

12' 9" x 8' 6" (3.89m x 2.61m)

A second double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

8' 11" x 7' 9" (2.72m x 2.37m)

Aspect to rear, a good sized third bedroom. Radiator.

BEDROOM FOUR

8' 11" x 7' 8" (2.74m x 2.34m)

Overlooking the rear garden. Radiator.

FAMILY BATHROOM

6' 6" x 6' 4" (2.00m x 1.95m)

Modern white suite; low level WC, large wash hand basin with chrome mixer tap and vanity, bath with chrome mixer tap, dual headed chrome shower and glass shower screen. Tiled splashbacks and flooring. Chrome heated towel rail. Extractor fan. Spotlights. Obscured glass window to front.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a beautifully landscaped South facing rear garden. Paved patio area leading to a large area of artificial lawn and planters. An additional raised patio area. Outside tap. Timber gate to side for access.

FRONT

Driveway to front. Timber gate to side for access to rear garden



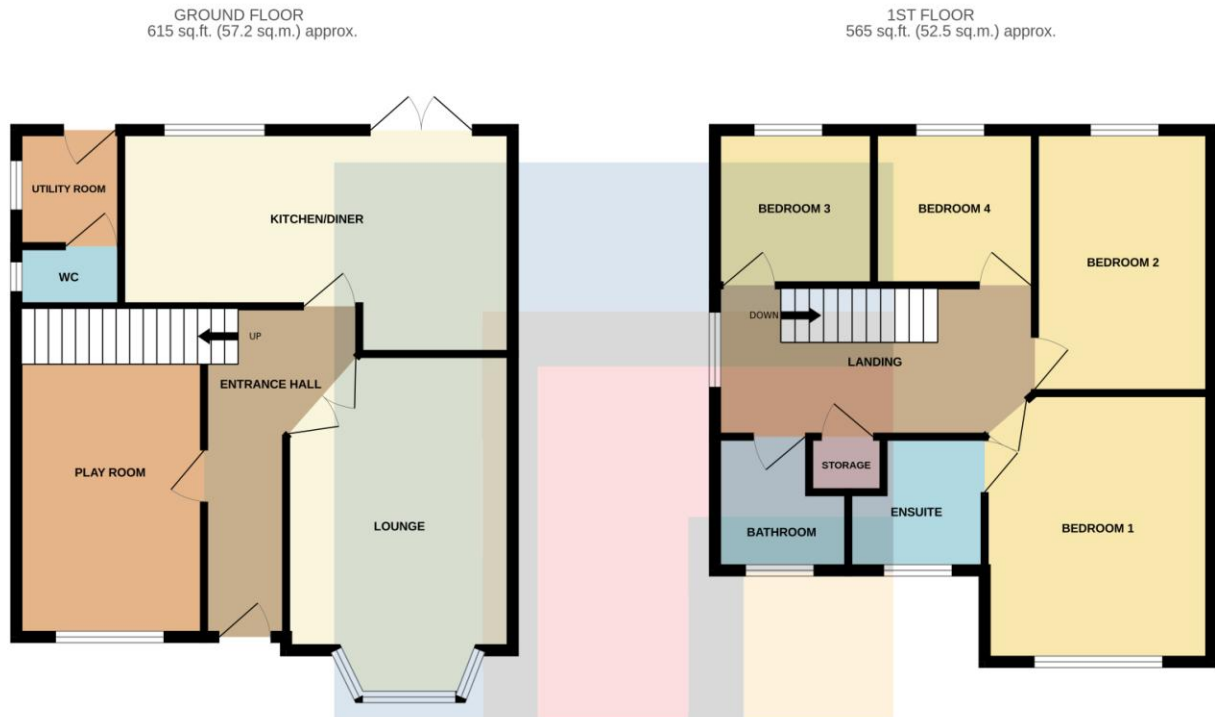
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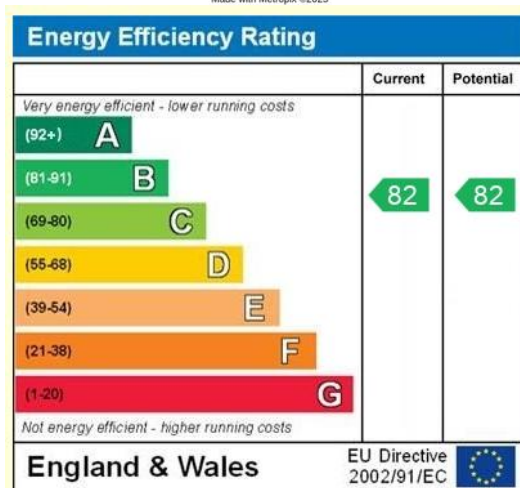


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TOTAL FLOOR AREA : 1181 sq.ft. (109.7 sq.m.) approx.

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RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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