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MR HOMES
SALES & LETTINGS



Knightswell Road,
Culverhouse Cross,
Cardiff CF5 4RT

Guide Price £330,000 to £340,000
Freehold

Knightswell Road Culverhouse Cross, Cardiff, CF5 4RT

Overview

- GREATLY EXTENDED
- THREE STOREYS
- DORMER EXTENDED
- EXTENDED SITTING ROOM
- EXTENDED KITCHEN/DINER
- CONSERVATORY - L-SHAPED
- EXTENDED GARAGE
- LARGE & ENCL REAR GARDEN
- CLOAKROOM/DOWNSTAIRS W.C
- LARGE DRIVEWAY - BRICK-PAVED



*** Guide Price: £330,000 to £340,000 *** NO CHAIN!!! GREATLY EXTENDED - 4-BEDROOMS - THREE STOREYS - DORMER EXTENDED - EXTENDED SITTING ROOM - EXTENDED KITCHEN/DINER - L-SHAPED CONSERVATORY - CLOAKROOM/W.C - SPACIOUS BATH & SHOWER ROOM - LARGE BRICK-PAVED DRIVEWAY (Holds Several Vehicles) - EXTENDED GARAGE - EXTENDED GARAGE STORAGE ROOM - LARGE & ENCLOSED REAR GARDEN - FREEHOLD - MR HOMES Offer FOR SALE this Very Spacious 4-Bedroom Family Home, comprising in brief; External Porch, Inviting Entrance Hallway, Cloakroom/Downstairs W.c, Dining Room, Extended Sitting Room, Extended Kitchen/Diner, Conservatory, Staircase to the 1st Floor Landing. Bedrooms 1. 2. 4.



External Porch

Entrance Hallway - 14' 0" x 5' 11" (4.26m x 1.80m)

Cloakroom/Downstairs W.c - 4' 2" x 3' 4" (1.27m x 1.02m)

Dining Room - 11' 6" x 11' 6" (3.50m x 3.50m)

Sitting Room - EXTENDED - 21' 6" x 10' 9" (6.55m x 3.27m)

Conservatory - L-Shaped - 19' 8" max x 12' 8" max (5.99m x 3.86m)

Kitchen/Diner - EXTENDED - 17' 7" x 9' 8" (5.36m x 2.94m)



First Floor Landing

Bedroom 1 - 11' 6" x 11' 5" (3.50m x 3.48m)

Bedroom 2 - 11' 11" x 10' 9" (3.63m x 3.27m)

Bedroom 4 - 9' 9" x 8' 0" (2.97m x 2.44m)

Family Bathroom - 7' 2" x 6' 11" (2.18m x 2.11m)



Staircase to 3rd Floor

Bedroom 3 - DORMER EXTENDED - 16' 10" x 9' 8" (5.13m x 2.94m)
with Storage to Eaves

Outside Front - Mature Low-Level Bush Border

EXTENDED Detached Garage with Electric Up 'n' Over Door
28' 10" x 8' 10" (8.78m x 2.69m)

EXTENDED Garage Storage Room
10' 6" x 8' 3" (3.20m x 2.51m)



Large Driveway - Fully Brick-Paved (Holds Several Vehicles)

Rear Garden - Large & Enclosed



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.



CARDIFF WEST

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