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MR HOMES
SALES & LETTINGS



Meirwen Drive
Culverhouse Cross, Cardiff
CF5 4ND

£260,000 to £270,000
Freehold

Meirwen Drive, Culverhouse Cross, Cardiff, CF5 4ND

Overview

- SOUGHT AFTER LOCATION
- WELL-PRESENTED 3-BED FAMILY HOME
- LARGE DRIVEWAY
- SEPARATE GARAGE
- WELL-MAINTAINED EXPANSIVE REAR GARDEN
- LARGE RECEPTION ROOM
- CONSERVATORY
- DOWNSTAIRS WC
- uPVC DG & GAS CENTRAL HEATING
- FREEHOLD



WELL-PRESENTED 3-BEDROOM DETACHED RESIDENCE - LOCATED ON SOUGHT AFTER PRIVATE DEVELOPMENT - LARGE RECEPTION ROOM - CONSERVATORY - KITCHEN/DINER - DOWNSTAIRS WC - MASTER BEDROOM with ENSUITE SHOWER - 2 FURTHER BEDROOMS & FAMILY BATHROOM - LARGE DRIVEWAY - EXPANSIVE SOUTH-WEST FACING REAR GARDEN - GARAGE - FREEHOLD



MR HOMES are very pleased to *Offer FOR SALE* this 3-Bedroom Detached Family Home, comprising in brief; Entrance Hallway, Kitchen, Living Room/Diner, Conservatory, Downstairs WC. Staircase to First Floor Landing providing access to Master Bedroom with Ensuite Shower, Bedrooms 2 & 3 and Family Bathroom. Large driveway to front allows parking for multiple vehicles plus separate Garage. Extremely well-maintained and expansive South-West Facing Enclosed Rear Garden. uPVC Double Glazed Windows & Gas Central Heating.

EPC Rating: C
Council Tax Band: E

CALL: 02920 204 555
ONLINE: WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO LTD



Outside Front

Block paved driveway leading to garage; side access to rear garden via timber gate

Entrance Hall

17' 5" x 5' 10" MAX (5.30m x 1.78m)

Accessed via solid timber door with Obscured DG panels; laminate wood flooring; single radiator; uPVC DG Leaded window to side; under stairs cupboard; stairs rising to first floor

Kitchen

11' 8" x 9' 6" (3.55m x 2.89m)

Vinyl flooring; matching wall and base units with worktops over and tiled splash backs; stainless steel sink with stainless steel mixer tap; IGNIS 4-ring gas hob with Extractor Hood over; IGNIS electric oven; space and plumbing for washing machine; space and plumbing for dishwasher; space for free-standing fridge/freezer; single radiator; RCD Consumer Unit; timber door with obscured glazed panel providing access to side and rear of property

Downstairs WC

6' 2" x 2' 7" (1.88m x 0.79m)

Vinyl flooring; sink with separate hot and cold taps; WC; uPVC Leaded DG window to side

Living Room/ Diner

16' 0" x 15' 8" MAX (4.87m x 4.77m)

Laminate wood flooring; gas fireplace; 1 x double radiator and 1 x single radiator; access to Conservatory

Conservatory

9' 5" x 10' 11" (2.87m x 3.32m)

Laminate wood flooring; double radiator

First Floor Landing

9' 8" MAX x 2' 8" MIN (2.94m x 0.81m)

Carpeted; uPVC Leaded DG window to side; access to Bedrooms 1, 2 & 3 and Family Bathroom; Airing cupboard housing BAXI Combi central heating boiler

Bedroom 1

8' 5" x 15' 7" (2.56m x 4.75m)

Laminate wood flooring; built-in wardrobes, drawers and high-level cupboards; single radiator; uPVC Leaded DG window to front; access to ensuite

Ensuite

Tiled flooring; matching pedestal Wash hand basin with separate hot and cold taps and WC; shower cubicle with two shower heads from mains; uPVC Obscured DG Window to side

Bedroom 2

9' 4" x 8' 8" (2.84m x 2.64m)

Laminate wood flooring; built-in wardrobes and dressing table with high-level cupboards; single radiator; uPVC DG window to rear; access hatch to loft

Bedroom 3

10' 2" x 6' 9" (3.10m x 2.06m)

Laminate wood flooring; single radiator; uPVC DG window to rear

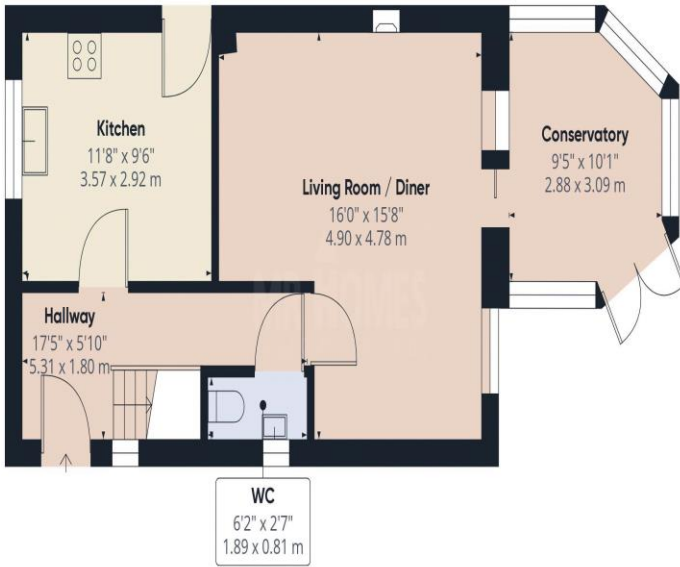
Family Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Tiled flooring; partly tiled walls; matching suite consisting of panelled bath with stainless steel mixer tap with shower attachment and separate mains powered shower with two shower heads; pedestal Wash hand basin with separate hot and cold taps and WC; single radiator; uPVC Obscured DG window to side



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.



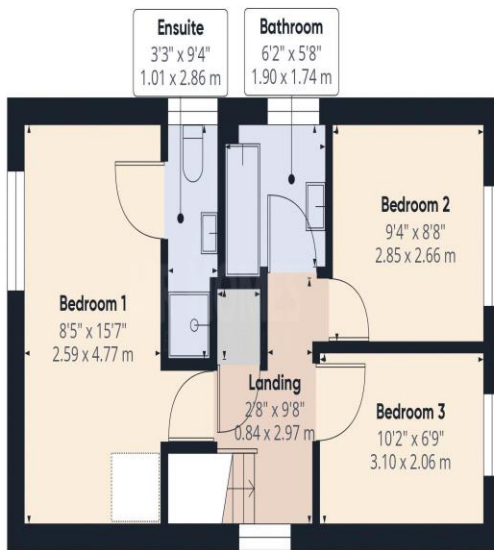
Floor 0 Building 1



Approximate total area¹⁾

928.86 ft²

86.29 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

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