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**MR HOMES**  
SALES & LETTINGS



Sanctuary Court,  
Culverhouse Cross,  
Cardiff CF5 4NB

Guide Price £350,000 to £360,000  
Freehold

# Sanctuary Court

## Culverhouse Cross, Cardiff, CF5 4NB

### Overview

- 4-BED DETACHED FAMILY HOME
- VERY LARGE REAR GARDEN
- PRIVATE DRIVEWAY
- QUIET CUL-DE-SAC / PRIVATE DEVELOPMENT
- CLOAKROOM/ DOWNSTAIRS W.C
- KITCHEN/DINER
- SPACIOUS LOUNGE
- BATH & SHOWER ROOM
- GARAGE & WORK SHED
- FREEHOLD



SET ON A LARGE PLOT - A DETACHED 4-BED FAMILY HOME - PRIVATE DRIVEWAY - GARAGE - WORK SHED - SPACIOUS LIVING ROOM - KITCHEN/DINER - CLOAKROOM/DOWNSTAIRS W.C - BATH & SHOWER ROOM - LARGE & ENCLOSED REAR GARDEN - FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 4-Bedroom Spacious Family Home with Garage & Off-Road Parking. The property is set back in a quiet cul-de-sac and is in the sought-after location of Sanctuary Court, Culverhouse Cross. The property is located near to excellent transport links, Link Road to Cardiff Bay, and access to the M4. The property briefly comprises: Entrance Hallway, Cloakroom, Lounge, Kitchen/Diner, Stairs & Landing, Bedrooms 1, 2, 3, 4 and a Family Bath & Shower Room. Benefits include: uPVC Double Glazing Windows, Gas Central Heating. Off-Road Parking, Garage, Work Shed, Front & Side Gardens & Large and Enclosed Rear Garden.

**EPC Rating = Awaiting Assessment - Council Tax Band = E.**

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**Free Mortgage Advice – Ask for Details**



**Entrance Hallway 7' 4" x 5' 0" (2.23m x 1.52m)** Hallway offering plenty of light from the double-glazed window, Tiled Flooring, and space for storage. Doors leading to; Cloakroom, Living Room, Kitchen/Diner, and Stairs leading to First Floor.

**Cloakroom/ Downstairs W.c 5' 2" x 4' 5" (1.57m x 1.35m)**

Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Chrome Ladder Radiator, uPVC Obscured D/g Window to Front.

**Living Room 17' 2" x 15' 6" (5.23m x 4.72m)** Welcoming Living Room with Laminate Flooring, uPVC D/g Window to Front, - Radiator and Double-Glazed French Patio Doors leading into the Rear Garden

**Kitchen/Diner 15' 6" x 11' 3" (4.72m x 3.43m)**

Tiled Flooring, Matching Wall & Base Units with White High Gloss Doors, Work Surfaces Over & Tiled Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Rear, Double Width Gas Cooker with Extractor Hood Over - Plumbed for Washing Machine & Dishwasher, 2x uPVC D/g Windows to Front & Rear offering plenty of natural light - Understair Cupboard offering further storage and Double-Glazed French Door to the Rear Garden

**First Floor Landing 10' 0" x 9' 0" (3.05m x 2.74m)** Split Landing taking you to the Bedrooms 1, 2, 3, 4, and Family Bathroom - Carpeted stairs and Landing - Double Glazed Window to Rear - Single Radiator, Hatch to Loft.

**Bedroom 1 14' 0" x 8' 7" (4.26m x 2.61m)**

Laminate Flooring, uPVC D/g Window to Rear, Radiator, Fitted Wardrobe with 2x Sliding Mirrored Doors, Inset Spotlighting to Ceiling.

**Bedroom 2 11' 5" x 6' 6" (3.48m x 1.98m)**

Laminate Flooring, uPVC D/g Window to Front, Radiator, Fitted Wardrobe with 2x Mirrored Sliding Doors, & Wall Mounted Cupboards/Shelving.

**Bedroom 3 9' 9" x 6' 8" (2.97m x 2.03m)**

Laminate Flooring, uPVC D/g Window to Front, Radiator, Double Doors to Fitted Wardrobe & Wall Mounted Wall Cupboards.

**Bedroom 4 8' 10" x 7' 10" (2.69m x 2.39m)**

Laminate Flooring, uPVC D/g Window to Front, Radiator, Double Doors to Fitted Wardrobe, Wall Mounted Cupboard/Shelving.

**Family Bath & Shower Room 8' 6" x 8' 3" (2.59m x 2.51m)**

Panel Bath with Mixer Tap, Shower Cubicle with Mixer Shower & Extractor Fan with Light Over, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Close-Coupled W.c, Chrome Ladder Radiator & uPVC Obscured D/g Window to Front.

**Front Garden - Laid to Lawn - Lockable Side Gate into Rear Garden.**

**Rear Garden - Large & Enclosed** Brick-Paved Patio & Pathway to Laid Lawn, raised flower beds - Lockable Side Gate to Front of Property - Covered Pergola towards the back of the garden, Perfect for Entertaining. Outside Light & Outside Tap. Door into Work Shed & Garage.

**Work Shed 13' 8" x 9' 1" (4.16m x 2.77m)**

Power & Lighting, Door into Garage.

**Private Driveway to Front of Garage.**

**Garage 16' 5" x 8' 3" (5.00m x 2.51m)**

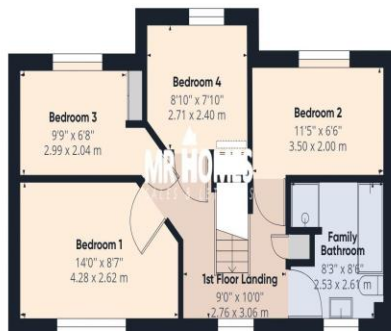
Up 'n' Over Door. Power & Lighting. Door into Work Shed.



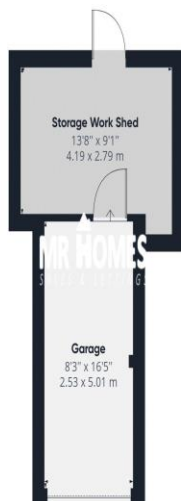
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

1257.41 ft<sup>2</sup>

116.82 m<sup>2</sup>

(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.

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## CARDIFF WEST

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