

02920 204 555

Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



The Sanctuary,
Culverhouse Cross,
Cardiff CF5 4RX

Guide Price £255,000 to £265,000
Freehold

The Sanctuary

Culverhouse Cross, Cardiff, CF5 4RX

Overview

- 3-BED SEMI-DETACHED FAMILY HOME
- OPEN-PLAN LOUNGE & DINING ROOM
- MODERN RE-FITTED KITCHEN
- PORCH ENTRANCE
- 3x GOOD SIZE BEDROOMS
- PRIVATE GATED DRIVEWAY
- GARAGE with POWER & LIGHTING
- ENCLOSED FRONT, SIDE & REAR GARDENS
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER



3-BED SEMI-DETACHED FAMILY HOME - OPEN-PLAN LOUNGE & DINING ROOM - MODERN RE-FITTED KITCHEN - PORCH ENTRANCE - 3x GOOD SIZE BEDROOMS - MODERN BATHROOM SUITE - PRIVATE GATED DRIVEWAY - GARAGE with POWER & LIGHTING - ENCLOSED FRONT, SIDE GARDEN & SOUTH-WEST FACING REAR GARDEN - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Semi-Detached Family Home in the Sought-After Location of The Sanctuary, Culverhouse Cross and comprises in brief; Porch Entrance, Hallway, Lounge Open-Plan to the Dining Room, Modern Re-Fitted Spacious Kitchen, Staircase to the 1st Floor Landing, Bedrooms 1, 2, 3 & a Modern Re-Fitted Bathroom Suite. The Front, Side Garden & South-West Facing Rear Garden are Low-Maintenance & Enclosed. The Private Gated Driveway leads to the Garage which has Power & Lighting. The property further benefits from uPVC Double Glazing Windows & Gas Central Heating powered by a Potterton Promax HE Plus Combi-Boiler.

EPC Rating = C.

Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Porch

5' 2" x 2' 9" (1.57m x 0.84m)

Hallway

9' 8" x 5' 11" (2.94m x 1.80m)

Living Room & Dining Room - Open-Plan

21' 2" x 15' 7" (6.45m x 4.75m)

Kitchen

11' 11" x 9' 10" (3.63m x 2.99m)

First Floor Landing

11' 5" x 2' 10" (3.48m x 0.86m)

Bedroom 1

11' 6" x 10' 3" (3.50m x 3.12m)

Bedroom 2

10' 2" x 10' 1" (3.10m x 3.07m)

Bedroom 3

10' 4" x 6' 10" (3.15m x 2.08m)

Family Bathroom Suite

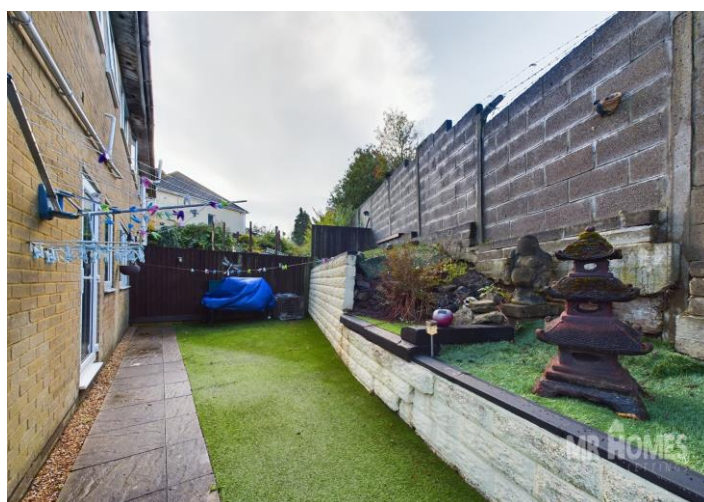
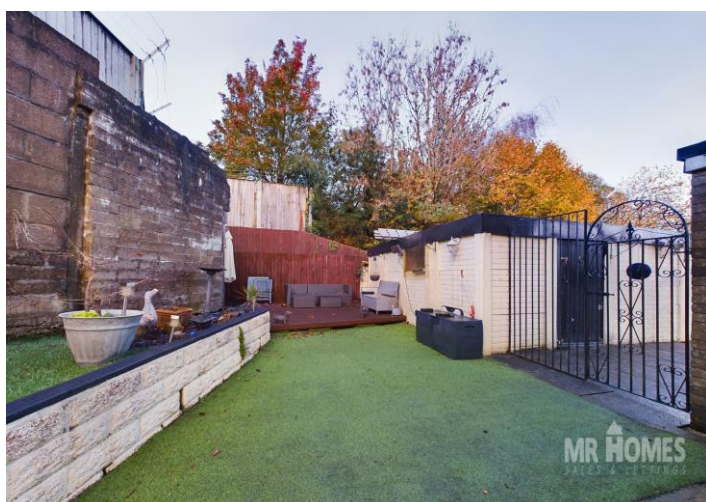
8' 3" x 7' 1" (2.51m x 2.16m)

Front Garden - Enclosed & Low-Maintenance

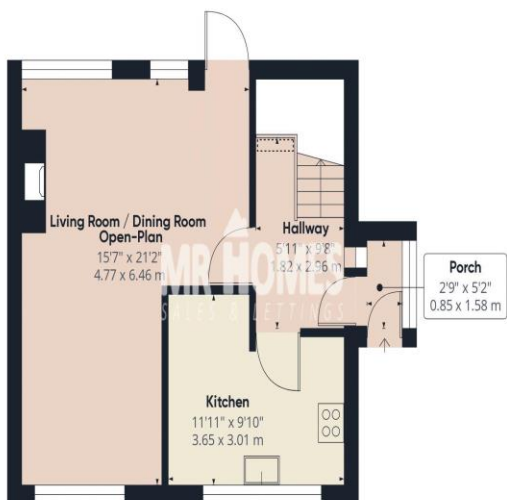
Rear & Side Gardens - Enclosed & Low-Maintenance

Private Gated Driveway

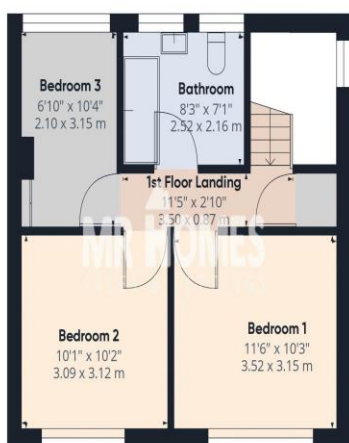
Garage with Power & Lighting



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



Floor 1



Approximate total area[®]

865.98 ft²
80.45 m²

Reduced headroom

1.72 ft²
0.16 m²

Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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 WEST

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