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MR HOMES
SALES & LETTINGS



Emerson Drive,
St Marys Field,
Cardiff CF5 5DJ

Guide Price £305,000 to £315,000
Freehold

Emerson Drive St Marys Field, Cardiff, CF5 5DJ

Overview

- 3x DOUBLE BED DETACHED RESIDENCE
- OPEN-PLAN KITCHEN & DINING ROOM
- SPACIOUS LOUNGE
- CLOAKROOM/ DOWNSTAIRS W.C
- UTILITY ROOM
- MASTER BEDROOM with EN-SUITE
- MODERN FAMILY BATHROOM
- LARGE DRIVEWAY & DETACHED GARAGE
- uPVC D/G WINDOWS & GAS C/H
- FREEHOLD



A MODERN & IMMACULATE 3x DOUBLE BEDROOM DETACHED FAMILY RESIDENCE - YOU CAN MOVE STRAIGHT IN AS THE PROPERTY HAS BEEN TASTEFULLY DECORATED TO A CONTEMPORARY STANDARD THROUGHOUT - SPACIOUS LOUNGE - OPEN-PLAN KITCHEN & DINING ROOM - UTILITY ROOM - CLOAKROOM/ DOWNSTAIRS W.C - MASTER BEDROOM with EN-SUITE - MODERN FAMILY BATHROOM SUITE - ATTRACTIVE FRONT GARDEN - LARGE PRIVATE DRIVEWAY & DETACHED GARAGE with PITCHED ROOF - ENCLOSED REAR GARDEN (NEEDS LANDSCAPING) - FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Immaculate & Modern 3-Bedroom Detached Family Home, comprising in brief; Entrance Hallway, Cloakroom/ Downstairs W.c, Large Understair Storage Cupboard, Spacious Lounge, Dining Room Open-Plan to the Re-Fitted Kitchen, Utility Room, Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3 & a Family Bathroom Suite. Attractive & Low-Maintenance Front Garden, Large Private Driveway leads up to the Detached Garage with Pitched Roof. The Rear Garden is Enclosed and will need to be Landscaped to Your Own Taste. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.



EPC Rating = Awaiting Assessment...

Council Tax Band = E.

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**FREE MORTGAGE ADVICE AVAILABLE
UPON REQUEST...**

Entrance Hallway

15' 10" x 6' 0" (4.82m x 1.83m)

Cloakroom/ Downstairs W.c

5' 8" x 2' 8" (1.73m x 0.81m)

Lounge

18' 5" x 10' 3" (5.61m x 3.12m)

Dining Room - Open-Plan to Kitchen

11' 3" max x 9' 8" (3.43m x 2.94m)

Kitchen - Re-Fitted & Modern

12' 5" x 8' 5" (3.78m x 2.56m)

Utility Room - Wall Mounted ARISTON E-System Combi-Boiler

5' 9" x 5' 7" (1.75m x 1.70m)

Stairs to First Floor Landing

10' 7" x 3' 0" (3.22m x 0.91m)

Master Bedroom

12' 7" x 11' 3" to back of fitted wardrobes (3.83m x 3.43m)

En-Suite

6' 6" x 5' 7" (1.98m x 1.70m)

Bedroom Two

11' 4" to back of fitted wardrobe x 10' 5" max (3.45m x 3.17m)

Bedroom Three

11' 7" to back of fitted wardrobe x 6' 10" max (3.53m x 2.08m)

Family Bathroom

6' 8" x 5' 8" (2.03m x 1.73m)

Low Maintenance Front Garden & Enclosed Rear Garden

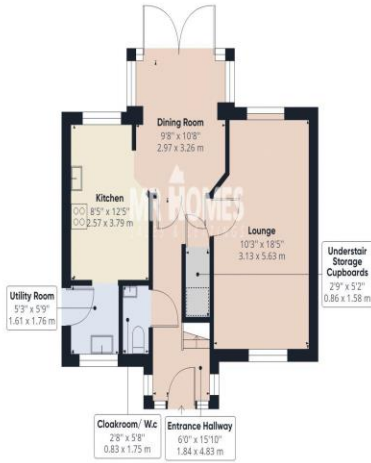
Off Road Parking & Detached Garage

17' 8" x 8' 10" (5.38m x 2.69m)

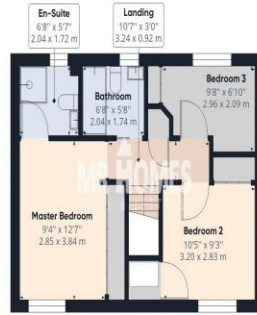
There is power, lighting and side door to the rear garden.



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⁽¹⁾

1102.72 ft²

102.45 m²

Reduced headroom

6.55 ft²

0.61 m²

(1) 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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