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Homed House

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Cardiff, CF5 5TD

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MR HOMES
SALES & LETTINGS



Marguerites Way,
St Fagans,
Cardiff CF5 4QW

Guide Price £300,000 to £310,000
Freehold

Marguerites Way St Fagans, Cardiff, CF5 4QW

Overview

- NO CHAIN!!! MOVE STRAIGHT IN!!!
- 4-BED DETACHED FAMILY HOME
- SPACIOUS LOUNGE
- 24ft MODERN KITCHEN/DINER
- 3rd RECEPTION ROOM (CONVERTED FROM GARAGE)
- CLOAKROOM/ DOWNSTAIRS W.C
- MASTER BEDROOM with EN-SUITE
- TRIPLE 'BRICK-PAVED' DRIVEWAY
- LANDSCAPED 'SOUTH-WEST FACING' REAR GARDEN
- FREEHOLD



NO CHAIN!!!

MOVE STRAIGHT IN

A SPACIOUS 4-BED DETACHED FAMILY HOME SET BACK ON A QUIET CUL-DE-SAC YOU CAN MOVE STRAIGHT INTO THIS VERY WELL-PRESENTED PROPERTY

SPACIOUS LOUNGE

MODERN KITCHEN/DINER

3rd RECEPTION ROOM (CONVERTED FROM GARAGE)

CLOAKROOM/DOWNSTAIRS W.C

MASTER BEDROOM with EN-SUITE

TRIPLE 'BRICK-PAVED' DRIVEWAY TO FRONT SOUTH-WEST FACING LANDSCAPED REAR GARDEN

BRAND NEW COMBI-BOILER (fitted 10-Nov-23)

FREEHOLD.

MR HOMES Offer **FOR SALE** this 4-Bedroom Detached Family Home comprising in brief; Entrance Hallway, Lounge, 3rd Reception Room (converted from the garage), Kitchen/Diner, Cloakroom/ Downstairs W.c, Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. The Outside Front has a Slate Chipping Border, and a Lockable Side Gate giving Access into the South-West Facing Landscaped Rear Garden. To the Front is a 'Brick-Paved' Triple Driveway. uPVC Double Glazing Windows & Gas Central Heating powered by a Brand-New Ideal Logic Combi2 c30 Combi-Boiler (fitted 10th Nov 2023).

EPC Rating = D.

Council Tax Band = E.

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

13' 3" x 3' 9" (4.04m x 1.14m)

Living Room

16' 3" x 11' 1" (4.95m x 3.38m)

Kitchen/Diner

24' 6" x 10' 5" max (7.46m x 3.17m)

Cloakroom/ Downstairs W.c

5' 2" x 2' 6" (1.57m x 0.76m)

3rd Reception Room - (Previously Garage)

13' 8" x 8' 7" (4.16m x 2.61m)

1st Floor Landing

15' 8" x 5' 10" (4.77m x 1.78m)

Master Bedroom

13' 1" x 11' 2" (3.98m x 3.40m)

En-Suite

6' 6" x 3' 6" (1.98m x 1.07m)

Bedroom 2

12' 7" x 8' 7" (3.83m x 2.61m)

Bedroom 3

8' 11" x 7' 9" (2.72m x 2.36m)

Bedroom 4

8' 11" x 7' 7" (2.72m x 2.31m)

Family Bathroom

6' 6" x 6' 5" (1.98m x 1.95m)

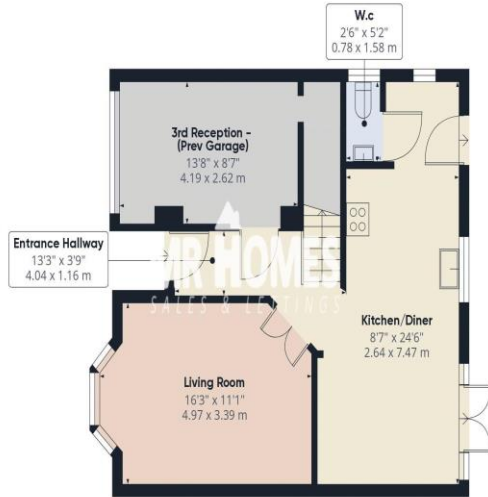
Outside Front - Slate Chipping Border - Lockable Side Gate Access to Rear Garden

Rear Garden - Landscaped & Enclosed

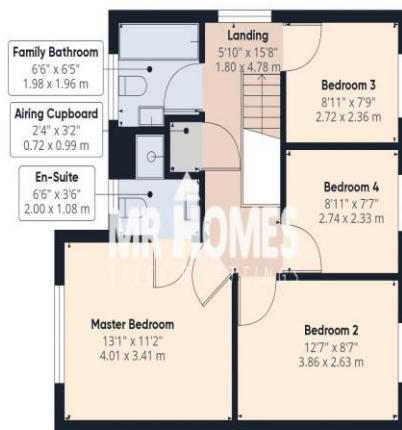
Triple Driveway to Front - Brick-Paved



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

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Approximate total areaⁱⁱ

1157.12 ft²

107.5 m²

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 WEST

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