

02920 204 555

253 Cowbridge Road West,  
Cardiff, CF5 5TD

e: [sales@mr-homes.co.uk](mailto:sales@mr-homes.co.uk)

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Brundall Crescent  
The Sanctuary  
Cardiff CF5 4RU

Guide Price £275,000 to £285,000  
Freehold

# Brundall Crescent

## The Sanctuary, Cardiff, CF5 4RU

### Overview

- Semi-Detached Family House
- Good Condition Throughout
- Two Reception Rooms
- Fitted Kitchen
- Three Double Bedrooms
- Bathroom & Cloakroom
- Far Reaching Views
- Sought After Location
- Garage & Drive
- Freehold & No Onward Chain



Nestled away in this corner plot, with far reaching views over the surrounding countryside. MR Homes are delighted to have been instructed as sole agents for clients looking to sell their well maintained semi-detached family home in Brundall Crescent, The Sanctuary, Cardiff CF5.

This sought after location will appeal to a wide band of buyers and this is the first time the property has been listed on the open market for many years. The property has been updated over recent years and is in ready to move into condition. The accommodation comprises of a private drive and garage to the front, entrance hallway cloakroom, two reception rooms, kitchen, three bedrooms, family bathroom and a well stocked and mature rear garden.

Brundall Crescent is ideally located close to Culverhouse Cross with its range of local shops and amenities. Cardiff City Centre and Cardiff Bay can easily be accessed via public transport with its leisure activities, bars, restaurants and vast shopping emporiums. A super house, in a highly desirable location. Contact MR Homes on 02920 204555 to arrange your viewing.

EPC Rating = TBC. Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...



**Porch 4' 7" x 1' 1" (1.39m x 0.34m)**

Double glazed doors with frosted glass inserts provide access to the porch, tiled floor

**Entrance Hallway 10' 5" x 7' 10" (3.18m x 2.40m)**

Double glazed door welcomes you into the main residence, coving to ceiling, stairs with fitted carpet and balustrade lead to the first floor, storage cupboard, wall mounted radiator, fitted carpet, doors to

**Cloakroom 4' 6" x 2' 4" (1.38m x 0.71m)**

Obscured double glazed window to side, low level flush WC, corner wall mounted hand wash basin, fitted carpet

**Sitting Room 11' 8" x 14' 8" (3.55m x 4.48m)**

Double glazed bay window to front, coving to ceiling, feature electric fireplace with stone hearth and surround, wooden mantle. Wall mounted radiator, fitted carpet, tv and power points, open to

**Dining Room 10' 2" x 10' 10" (3.11m x 3.30m)**

Double glazed sliding patio doors to rear with far reaching views over the rolling countryside, coving to ceiling, wall mounted radiator, continuation of matching fitted carpet, power points, door to

**Kitchen 9' 7" x 8' 6" (2.91m x 2.60m)**

Double glazed window to side and double glazed door with frosted glass panels to rear. A range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated 4 ring electric hob, fan assisted oven, fridge and washing machine. Tiled floor, power points

**Bedroom One 11' 7" x 11' 3" (3.53m x 3.44m)**

Double glazed window to front, built in wardrobes to one wall, wall mounted radiator, fitted carpet, tv and power points

**Bedroom Two 10' 10" x 10' 10" (3.30m x 3.30m)**

Double glazed window to rear with fantastic views over the countryside, built in wardrobe, wall mounted radiator, fitted carpet, power points

**Bedroom Three 8' 5" x 7' 10" (2.57m x 2.40m)**

Double glazed window to front, wall mounted radiator, fitted carpet, power points

**Bathroom 7' 2" x 5' 1" (2.18m x 1.55m)**

Obscured double glazed window to rear. With a panel enclosed bath with taps and wall mounted electric shower over, pedestal hand wash basin, low level flush WC, wall mounted radiator, fitted carpet

**Rear Garden**

The mature rear garden has been stocked and grown since the vendors took residence over 30 years ago. They have planted a range of shrubs, fruit trees and conifers. The garden also benefits from far reaching views and is a wonderful outside space to enjoy all year round

**Garage**

The garage located to the side of the property has an up and over shutter and full power. And at the rear is a utility room which is the perfect place for storage and addition to the property.



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.

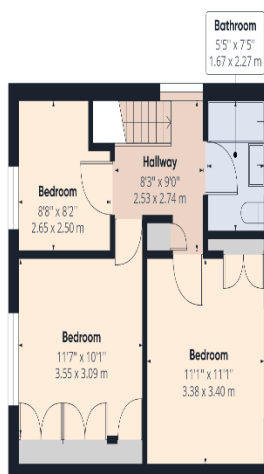


Floor 0 Building 1

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

898.44 ft<sup>2</sup>

83.47 m<sup>2</sup>



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.

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## CARDIFF WEST

Homes House,  
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