

02920 204 555

Homes House, Suite 9 & 10,  
253 Cowbridge Road West,  
Cardiff, CF5 5TD  
Email: SALES@mr-homes.co.uk

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

**MR HOMES**  
SALES & LETTINGS



Butterbur Place  
St Fagans, Cardiff  
CF5 4QZ

Guide Price £299,950 to £324,950  
Freehold

# Butterbur Place, St Fagans, Cardiff, CF5 4QZ

- NO CHAIN
- SOUTH-WEST FACING REAR GARDEN
- 22FT RECEPTION ROOM
- 4-BEDROOMS
- DOWNSTAIRS WC
- MASTER BEDROOM with ENSUITE
- GARAGE & UTILITY ROOM SPLIT
- ELECTRIC CAR CHARGING POINT
- uPVC DG and GAS C/H COMBI BOILER
- FREEHOLD



MR HOMES  
SALES & LETTINGS

**MR HOMES** are delighted to represent our clients in bringing to market **FOR SALE** with **NO CHAIN** this 4-bedroom detached family home in a sought-after location, situated in a delightful, quiet cul-de-sac of similar family homes. To the front there is a large driveway leading up to the property's garage (which has been partly converted into a substantial utility room) and an area laid to lawn to the side of the blockwork pathway to the front door. The main reception room, Living Room open plan through to Dining Room, is over 22ft long, with a bay window to the front aspect and a sliding patio door to the rear, leading out onto the rear garden. Upstairs the accommodation provides four decent-sized bedrooms, the primary bedroom having built-in wardrobes and an ensuite shower room. There is also a generous, bright family bathroom with matching white suite. The lovely rear garden is south-westerly facing and provides an ideal space for relaxing or socialising with friends and family. More generally, the property benefits from great transport links, nearby walking routes over green belt land, it falls within the catchment for both English and Welsh-speaking schools, as well as being near to the shops and amenities of Culverhouse Cross. There is also scope for the future owners to extend the property to the rear or, alternatively, into the loft space.



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** E

**Mains Gas and Electricity. Water and Sewerage connected to Mains Drains.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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## Outside Front

Tarmac driveway leads to garage door; block paving to side leads to tiled step to front door; area laid to lawn to side of block paving; Polar vehicle charging cable; outside light

## Entrance Hallway

5' 0" x 4' 10" (1.52m x 1.47m)

Accessed via uPVC door with obscured and decorative DG panels; carpeted; radiator; Accentra Alarm control panel; Sun if thermostat control; RCD Consumer Unit; access to Living Room; stairs rising to First Floor



## Living Room

13' 11" PLUS BAY x 10' 9" MAX (4.24m x 3.27m)

Carpeted; 2 x double radiators; bay window to front of uPVC DG partly leaded; fireplace surround and hearth (space for gas fireplace)

## Dining Room

8' 10" x 9' 6" (2.69m x 2.89m)

Carpeted; double radiator; uPVC DG sliding patio door providing access to rear garden; access to Kitchen

## Kitchen

8' 10" x 10' 11" (2.69m x 3.32m)

Tiled flooring mainly tiled walls; matching wall and base units with worktops over and tiled splash backs; composite sink with half bowl and draining board and stainless steel mixer tap; space for free-standing electric cooker; integrated fridge freezer; space and plumbing for washing machine; modern radiator; under stairs storage cupboard access to Garage Conversion; access to Downstairs WC; timber door with obscured DG panels providing access to side of property

## Downstairs WC

5' 5" x 2' 9" (1.65m x 0.84m)

Tiled flooring; single radiator; WC; sink with separate hot and cold taps; tiled Splashbacks; uPVC obscured DG window to rear

## Garage Conversion/Utility

9' 10" x 8' 10" (2.99m x 2.69m)

Carpeted; matching base cupboards with worktops over; gas central heating Combi boiler; Pro Exclusive 35; stainless steel sink with draining board and separate hot and cold taps; partly tiled wall; access to garage

## Garage/Storage

7' 8" x 9' 1" (2.34m x 2.77m)

Concrete flooring; manual up and over garage door; power and light

## First Floor Landing

5' 6" MAX x 10' 0" MAX (1.68m x 3.05m)

Carpeted; single radiator; storage cupboard (with radiator and shelving); access to all Bedrooms and Family Bathroom; access hatch to loft

## Bedroom 1

14' 10" x 9' 5" (4.52m x 2.87m)

Carpeted; double radiator; built-in wardrobes; access to Ensuite; uPVC partly leaded DG window to front

## Ensuite

5' 2" x 5' 7" (1.57m x 1.70m)

Tiled flooring; partly tiled walls; modern radiator; pedestal Wash hand basin with separate hot and cold taps; WC; quadrant shower cubicle with mains powered shower; electric shaver point; extractor fan; uPVC obscured DG window to front

## Bedroom 2

10' 9" MIN x 8' 3" MIN (3.27m x 2.51m)

Carpeted; single radiator; uPVC partly leaded DG window to front

## Bedroom 3

10' 1" MAX x 8' 11" MAX (3.07m x 2.72m)

Carpeted; single radiator; uPVC DG window to rear

## Bedroom 4

9' 7" x 7' 7" (2.92m x 2.31m)

Carpeted; single radiator; uPVC DG window to rear

## Family Bathroom

5' 7" x 6' 9" (1.70m x 2.06m)

Tiled flooring; partly tiled walls; matching white suite comprising panelled bath with mixer tap; sink incorporated into vanity unit with mixer tap; WC; double radiator; soap dish; toothbrush holder; electric shaving point; uPVC obscured DG window to rear

## Rear Garden

South-westerly facing and enclosed on all sides; access from side via timber gate; patio area laid with paving slabs; remainder of the garden is mostly laid to lawn but there are two distinct seating areas at the very rear of the garden, one covered with gravel, the other a mixture of paving slabs and decorative blockwork, in-between these areas is a raised area lined with gravel and constructed of decorative blockwork



**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



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

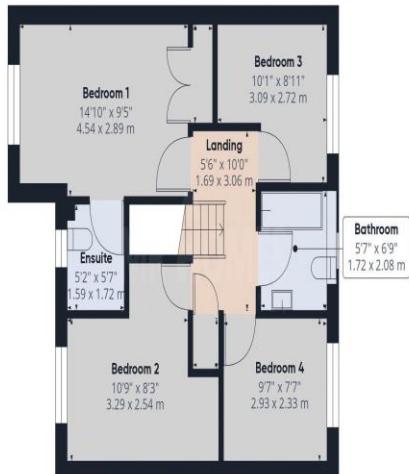
1119.02 ft<sup>2</sup>

103.96 m<sup>2</sup>

Reduced headroom

6.03 ft<sup>2</sup>

0.56 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## CARDIFF & THE VALE

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