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MR HOMES  
SALES & LETTINGS



Crosswells Way,  
St Fagans,  
Cardiff CF5 4QX

Offers in Excess of £320,000  
Freehold

# Crosswells Way

## St Fagans, Cardiff, CF5 4QX

### Overview

- NO CHAIN!!! GENEROUS CORNER PLOT
- 3-BED DETACHED FAMILY RESIDENCE
- IMMACULATE - MOVE STRAIGHT IN
- CLOAKROOM & UTILITY ROOM
- OFFICE/STUDY
- OPEN-PLAN KITCHEN/BREAKFAST ROOM to DINING ROOM
- MASTER BEDROOM with EN-SUITE
- LARGE DRIVEWAY - HOLDS SEVERAL VEHICLES
- GARAGE
- FREEHOLD



NO CHAIN - IMMACULATE 3-BED DETACHED FAMILY RESIDENCE - EXTREMELY WELL POSITIONED PROPERTY - GENEROUS CORNER PLOT - IMMACULATE, YOU CAN MOVE STRAIGHT IN! - OPEN-PLAN MODERN LIVING - UTILITY ROOM - OFFICE/STUDY - CLOAKROOM W.C - OPEN-PLAN KITCHEN/BREAKFAST ROOM to DINING ROOM & LIVING ROOM - MASTER BEDROOM with EN-SUITE - LARGE DRIVEWAY (Holds Several Vehicles) - GARAGE - LANDSCAPED FRONT & REAR GARDEN - FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 3-Bedroom Detached Family Home, Immaculately Presented Throughout, the property briefly comprises, Entrance Porch & Hallway, Lounge with Archway to the Dining room which is Open-Plan to the Kitchen/Breakfast Room. Utility Room, Cloakroom/Downstairs W.c, Office/Study. Staircase to the 1st Floor Landing, Master Bedroom with En-Suite Wet/Shower Room, Bedrooms 2, 3 & a Re-Fitted & Modern Family Bathroom Suite. The Attractive Front Gardens have been Professionally Landscaped, The Landscaped Rear Garden is Enclosed. There is a Large Driveway to Front which Holds Several Vehicles. uPVC Double Glazing Windows & Gas Central Heating powered by an Ideal Logic Combi-Boiler.

EPC Rating = D.  
Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



**Entrance Porch & Hallway - 8' 11" max x 4' 9" max (2.72m x 1.45m)**

Enter via uPVC obscured D/g door, uPVC D/g obscured window to front, laminate flooring, double panel radiator, inset spotlights to ceiling, wall mounted alarm panel. Door to Lounge & staircase to 1st Floor Landing.

**Living Room - 13' 4" x 10' 4" (4.06m x 3.15m)** - Fitted carpet, uPVC D/g window to front, electric feature fireplace, double panel radiator, coving. Archway to Dining Room.

**Dining Room - Open-Plan - 10' 2" max x 7' 6" (3.10m x 2.28m)** - Fitted carpet, single radiator, coving, Double French Patio Doors to Rear Garden.

**Kitchen/Breakfast Room - Open-Plan to Dining Room - 9' 10" x 9' 2" (2.99m x 2.79m)** - Tiled floor, matching wall & base units (soft closing doors & drawers) with work surfaces over including a Breakfast Bar, tiled splashbacks, stainless steel sink, quarter bowl & drainer with mixer tap, uPVC D/g window to rear, 4x ring gas hob with extractor over, double electric oven & grill, chrome ladder radiator. Door to; Utility Room.

**Utility Room - 5' 7" max x 5' 0" (1.70m x 1.52m)** - Tiled flooring, matching wall & base units, plumbed for washing machine with worktop over, ceiling mounted electric extractor fan, wall mounted Ideal Logic Combi-Boiler. uPVC half-glazed D/g door to Rear Garden. Doors to; Cloakroom/W.c & Office/Study.

**Cloakroom/Downstairs W.c - 4' 11" x 3' 9" (1.50m x 1.14m)** - Tiled flooring, close-coupled w.c, wash hand basin with mixer tap, set in vanity cupboard, single radiator, walls tiled up to half-height, uPVC obscured D/g window to rear.

**Office/Study - 7' 11" max x 5' 9" max (2.41m x 1.75m)** - Laminate flooring, matching wall & base units with work surfaces over, uPVC D/g window to side, double panel radiator, Doors to; Understair Storage Cupboard & Garage.

**1st Floor Landing** - Fitted carpet to staircase & landing, hatch to insulated & boarded loft, loft light & power points. Doors to; Bedrooms 1, 2, 3 & Family Bathroom.

**Bedroom 1 - Master - 13' 0" max x 8' 11" max (3.96m x 2.72m)** - Fitted carpet, uPVC D/g window to rear, single panel radiator, fitted wardrobes & drawers. Door to; En-Suite.

**En-Suite Wet/Shower Room - 8' 7" max into window x 7' 11" max (2.61m x 2.41m)** - Walk-In-Shower with Electric Shower, Drainage to Floor, Electric Extractor Fan to Ceiling, Close-Coupled W.c, Wash Hand Basin with Mixer Tap Set in Vanity Cupboard, Double Panel Radiator, Fully Tiled Walls, uPVC Obscured D/g Window to Front.

**Bedroom 2 - 13' 10" max into Recess x 11' 1" to back of fitted wardrobe (4.21m x 3.38m)** - Fitted carpet, 2x uPVC D/g windows to front, single panel radiator, 2x sliding doors to fitted wardrobe, Door to fitted cupboard.

**Bedroom 3 - 9' 10" max x 7' 3" max (2.99m x 2.21m)** - Fitted carpet, uPVC D/g window to rear, single panel radiator.

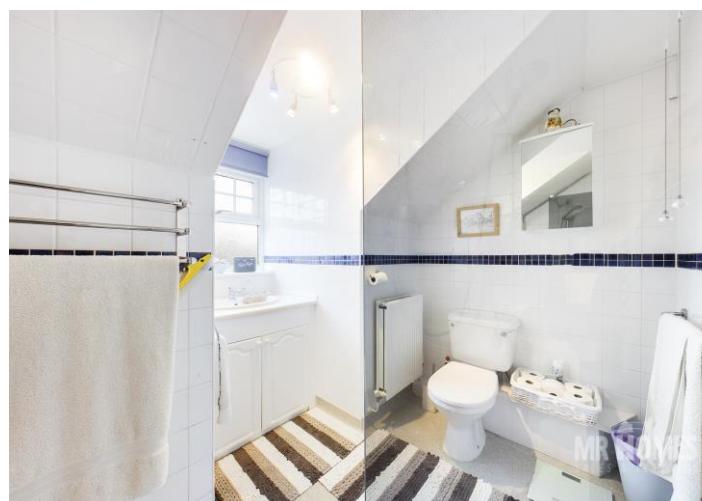
**Family Bathroom - 6' 5" x 5' 7" (1.95m x 1.70m)** - Laminate flooring, panel bath with mixer tap & attached shower, glass shower screen, close-coupled w.c, wash hand basin with mixer tap set in vanity cupboard, chrome ladder/towel radiator, fully tiled walls, uPVC obscured D/g window to rear.

**Attractive & Landscaped Front Gardens** - 2x Front Gardens - Lockable Side Gate Access into Rear Garden.

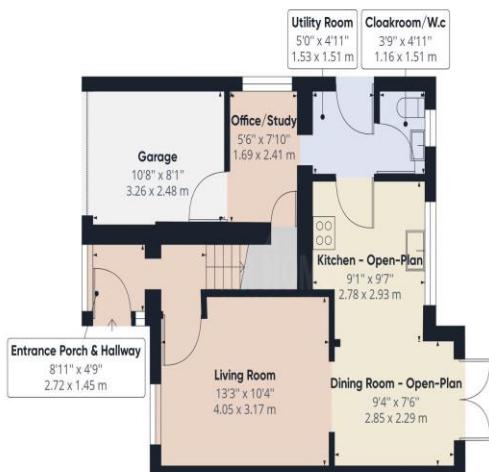
**Landscaped Rear Garden - Enclosed** - Patio, Brick-Paving, Laid Lawn, Sun Terrace, Shrubbbed Borders, Greenhouse. Outside Tap, Outside Lights.

**Driveway (Double Driveway to Front of Garage) (Single Driveway Opposite)**

**Garage - 10' 8" x 8' 1" (3.25m x 2.46m)** - Up 'n' Over Door, Wall mounted RCD Consumer Unit, Power Points & Lighting. Door into; Study/Office.



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.

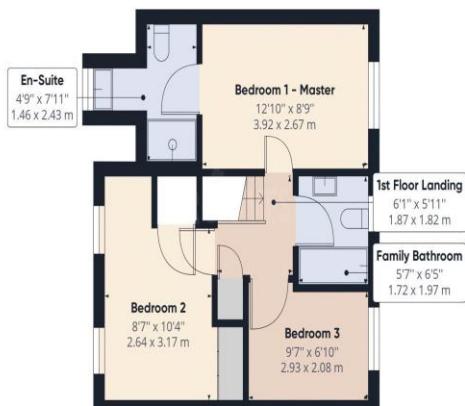


Approximate total area<sup>(1)</sup>

955.06 ft<sup>2</sup>

88.73 m<sup>2</sup>

Floor 0



(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.

GIRAFFE360

Floor 1

## CARDIFF WEST

Homes House,  
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