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MR HOMES
SALES & LETTINGS



The Sanctuary,
Culverhouse Cross,
Cardiff CF5 4RX

Guide Price £320,000 to £330,000
Freehold

The Sanctuary

Culverhouse Cross, Cardiff, CF5 4RX

Overview

- GUIDE PRICE: £320,000 to £330,000
- NO CHAIN !!!
- GREATLY EXTENDED
- OPEN-PLAN LIVING
- SUPERB REAR EXTENSION
- DOUBLE DORMER EXTENSION
- THREE STOREYS
- CORNER PLOT
- OFF-ROAD PARKING
- LARGE SOUTH-WEST FACING LARGE CORNER GARDEN



NO CHAIN !!! 4-BED SEMI-DETACHED SPACIOUS & MODERN FAMILY HOME, GREATLY EXTENDED FOR MODERN OPEN-PLAN LIVING & SET ON A LARGE CORNER PLOT - SOUTH-WEST FACING LANDSCAPED REAR GARDEN - REAR EXTENSION - DOUBLE DORMER EXTENSION - OFF-ROAD PARKING – FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Extended 4-Bedroom Property comprising in brief; Inviting Entrance Hallway, Lounge with Double Sliding Doors to the Dining Room which is Open-Plan to the EXTENDED L-Shaped Modern & Re-Fitted Kitchen. Staircase to the First Floor Landing, Bedrooms 1, 2, 3, Re-Fitted & Modern Shower Room, & Staircase to the Dormer Extended 4th Bedroom. There is an Attractive Corner Front Garden, A Lockable Side Gate Giving Access into the Large & Enclosed Landscaped Rear Garden which is South-West Facing. There is a Private Driveway for Off-Road Parking. uPVC Double Glazing Windows & Gas Central Heating powered by an IDEAL LOGIC Combi-Boiler.



EPC Rating = Awaiting Assessment...
Council Tax Band = D.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...

Entrance Hallway

Enter via Composite Door - Fitted Carpet - uPVC Obscured D/g Window to Side - Single Panel Radiator - Coving - Understair Storage Cupboard Housing Electric RCD Consumer Unit, Gas & Electricity Meters.

Cloakroom/ Downstairs W.c

Fitted Carpet - uPVC Obscured D/g Window to Side - Wash Hand Basin with Mixer Tap, Set in Vanity Unit - W.c - Single Panel Radiator - Coving.

Lounge - 12' 0" x 11' 11" (3.65m x 3.63m)

Fitted Carpet - uPVC D/g Window to Front - Electric Fireplace - Single Panel Radiator - Coving - Double Sliding Doors to Dining Room.

Dining Room - Open-Plan to Extended Kitchen - 11' 5" x 10' 11" (3.48m x 3.32m)

Fitted Carpet - Single Panel Radiator - Fitted Cupboards & Fixed Shelving to Recess's.

EXTENDED Kitchen / Sitting Room L-Shaped - 19' 7" max x 18' 0" max (5.96m x 5.48m)

Real Wood Flooring & Tiled Flooring Mixed - Matching Wall & Base Units with Work Surfaces Over including Breakfast Bar - Matching Splash Backs - Composite Sink, Quarter Bowl & Drainer with Mixer Tap - Integral NEFF Double Oven - NEFF 4 Ring Induction Hob with Vented Digital Extractor Hood Over - Integrated NEFF Dishwasher - Integrated Fridge-Freezer - Integrated Wine Cooler - Cupboard Housing Washing Machine & an IDEAL LOGIC Combi-Boiler - Modern 8 Bar Vertical Radiator - Inset Spotlights to Ceiling - uPVC D/g Window to Rear - Door to Side of Property - uPVC Double French Patio Doors to Rear Garden - 2x Velux D/g Skylights to Rear.

First Floor Landing - Fitted Carpet to Stairs & Landing - uPVC Obscured D/g Window to Side - 2nd Staircase to Dormer Extension/4th Bedroom.

Bedroom 1 - 12' 2" x 11' 11" to back of fitted wardrobes (3.71m x 3.63m)

Fitted Carpet - uPVC D/g Window to Front - Single Panel Radiator - Coving - 4x Sliding Doors to Fitted Wardrobes with Inset Mirrors.

Bedroom 2 - 11' 4" x 10' 10" to back of fitted wardrobes (3.45m x 3.30m)

Fitted Carpet - uPVC D/g Window to Rear - Single panel Radiator - 3x Double Doors to Fitted Wardrobes.

Bedroom 3 - 9' 9" x 8' 0" (2.97m x 2.44m)

Fitted Carpet - uPVC D/g Window to Rear - Single Panel Radiator - Coving.

Family Bathroom - 8' 7" x 6' 3" (2.61m x 1.90m)

Laminate Flooring - Large Shower Cubicle with Mixer Shower and Dual Rainfall & Handheld Shower Heads - Electric Extractor Above to Ceiling - W.c & Wash Hand Basin Set in Vanity Unit with Inset Mirror & Lighting - uPVC Obscured D/g Window to Front - Modern 6 Bar Vertical Radiator.

Staircase to 2nd Floor - Side Dormer Extension

Fitted Carpet - uPVC Obscured D/g Window to Side - Door into Bedroom 4

EXTENDED Bedroom 4 - Rear Dormer Extension - 14' 9" x 11' 5" (4.49m x 3.48m)

Fitted Carpet - uPVC D/g Window to Rear - Single Panel Radiator - Door to Storage in Eves.

Front Corner Garden - Laid to Lawn

Lockable Side Gate Access into the Rear Garden.

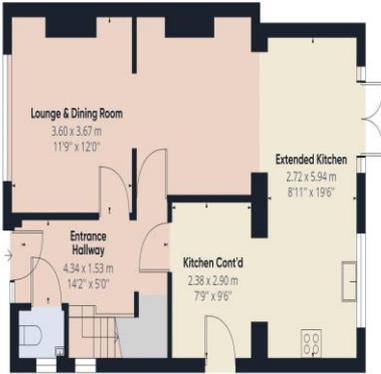
Landscaped Rear Corner Garden

Astro Turf - Patio - Laid Lawn - Flower Bed Borders Set in Pillars - Slate Chippings Border Patio Pathway. Large Wood Panel Storage Shed with Power & Lighting, Also Vented for Tumble-Dryer.

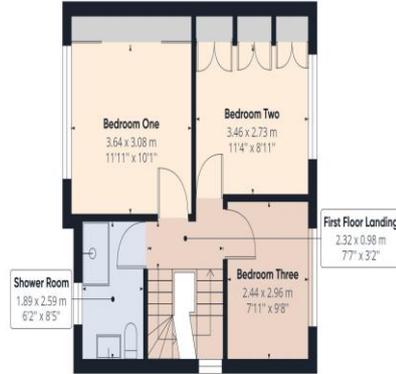
Private Driveway for Off-Road Parking



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 2 Building 1

Approximate total area⁽¹⁾

1301.48 ft²
120.91 m²

Reduced headroom

42.82 ft²
3.98 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.

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CARDIFF WEST

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