



Worrells Place, St Marys Field, Cardiff. CF5 5DN

- 3-BED SEMI-DETACHED FAMILY HOME - LARGE CORNER PLOT
- KITCHEN/DINER with INTEGRATED APPLIANCES
- SPACIOUS LIVING ROOM
- CLOAKROOM/ DOWNSTAIRS W.C
- MODERN FAMILY BATHROOM SUITE
- PRIVATE DOUBLE-DRIVEWAY
- LANDSCAPED REAR & SIDE GARDENS - with EXTERNAL LOG CABIN/HOME OFFICE
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.
- POTENTIAL ROOM FOR DEVELOPMENT *
Subject to Planning Permission & Building Regulations



PROPERTY DESCRIPTION

*** Guide Price: £289,950 to £299,950 *** A VERY WELL PRESENTED 3-BED SEMI-DETACHED FAMILY HOME DET ON A LARGE CORNER PLOT - QUIET CUL-DE-SAC - PRIVATE DEVELOPMENT - KITCHEN/DINER with INTEGRATED APPLIANCES - CLOAKROOM/DOWNSTAIRS W.C - MODERN FAMILY BATHROOM SUITE - PRIVATE DOUBLE-DRIVEWAY - LANDSCAPED REAR & SIDE GARDENS - EXTERNAL LOG CABIN/HOME OFFICE - uPVC D/G WINDOWS & GAS C/H Powered by a BAXI Duo-Tec 33 kW ErP Combi-Boiler. TENURE: FREEHOLD.

MR HOMES are pleased to Offer FOR SALE this Very Well presented 3-Bed Semi-Detached Family Home Set on a Large Corner Plot with Potential Room for Development *Subject to Planning Permission & Building Regulations.

EPC RATING = AWAITING ASSESSMENT... COUNCIL TAX BAND = D.

EARLY VIEWING IS HIGHLY RECOMMENDED

FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

10' 4" x 3' 5" min (3.15m x 1.04m min)

Cloakroom/ Downstairs W.c

7' 1" x 2' 9" (2.16m x 0.84m)

Living Room

14' 9" x 12' 0" (4.50m x 3.66m)

Kitchen/Diner with Integrated Appliances

15' 5" x 8' 5" (4.70m x 2.57m)

1st Floor Landing

9' 2" x 6' 8" (2.79m x 2.03m)

Bedroom 1

11' 7" x 8' 7" (3.53m x 2.62m)

Bedroom 2

9' 10" x 8' 7" (3.00m x 2.62m)

Bedroom 3

8' 1" max x 6' 9" max (2.46m max x 2.06m max)

Family Bathroom Suite

6' 6" x 5' 6" (1.98m x 1.68m)

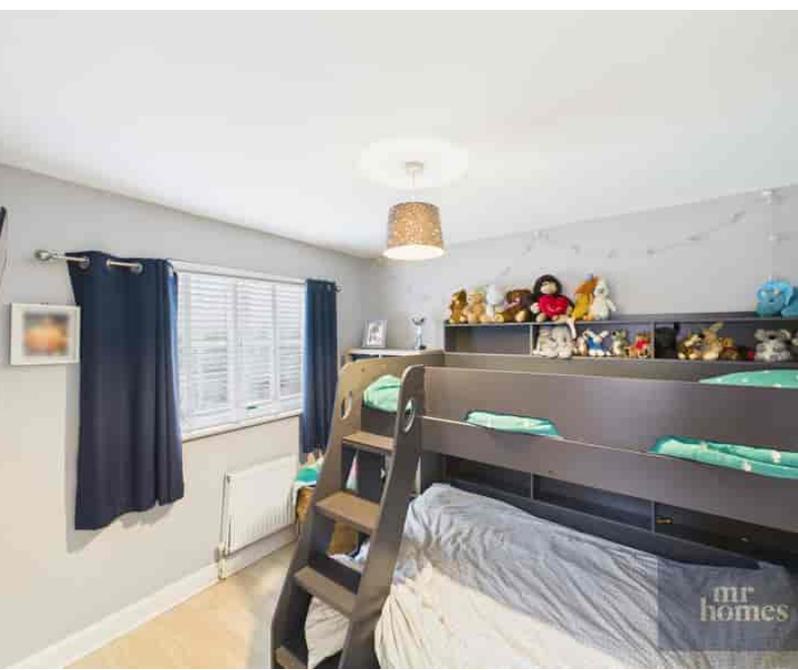
Private Double-Driveway To Front

Front Garden - Low-Maintenance with Slate Chippings

Side Garden - Low-Maintenance with Slate Chippings, Astro turf & a Patio Pathway

Landscaped Rear Garden

Low-Maintenance with Non-Slip Patio, Astro turf & Further Raised Matching Patio Terrace To Rear. Enclosed by Feather Edge Fencing. NB: External Log Cabin/Home Office to the Rear Garden (To Stay)



MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

Conservation Area - No

Flood Risk

River : Very low

Seas : Very low

Mobile coverage

EE - Vodafone - Three - O2

Broadband

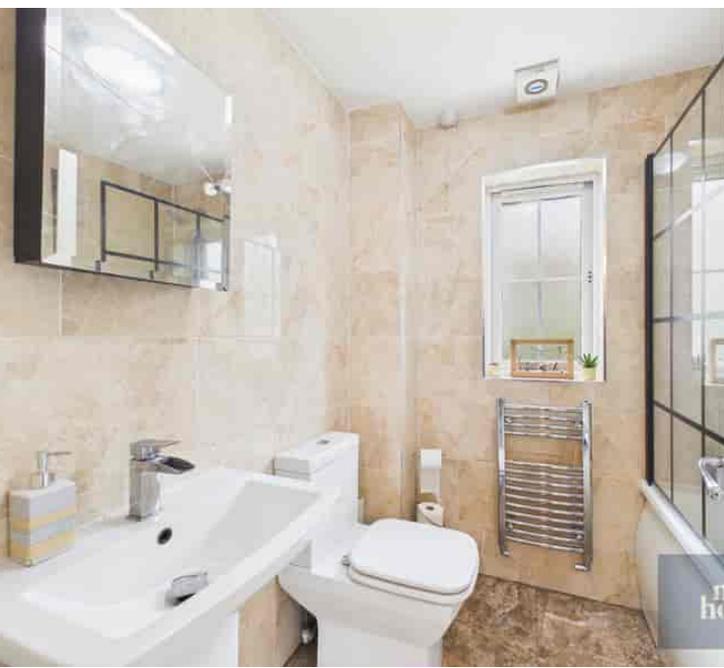
Basic - 15 Mbps

Superfast - 77 Mbps

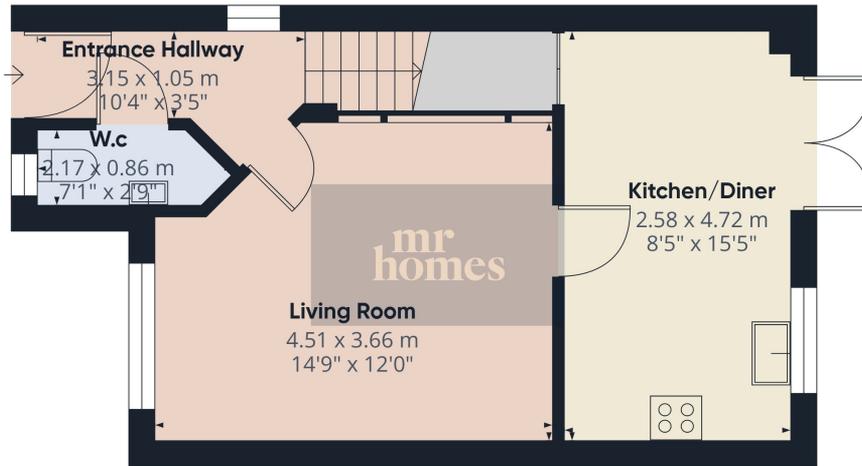
Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability

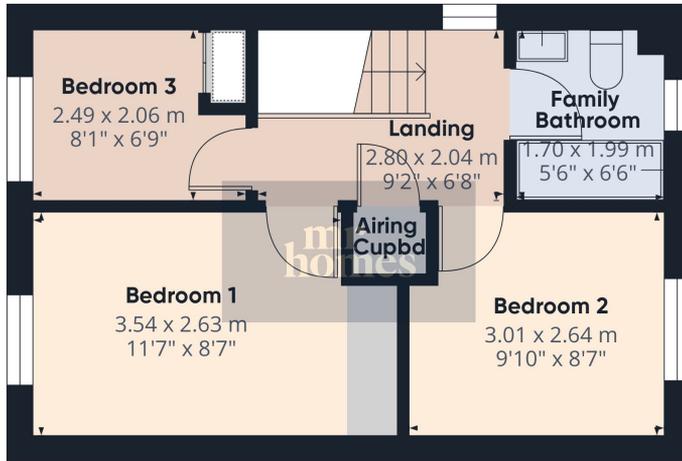
BT - Sky



FLOORPLAN



Ground Floor



1st Floor



Approximate total area^m
66 m²
711 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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