

FOR SALE

£370,000 £370,000 Freehold



13 The Sanctuary, Culverhouse Cross, Cardiff. CF5 4RW

- EXTENDED 3-BED SEMI-DETACHED FAMILY HOME
- DEATCHED GRANNY ANNEXE
- PORCH ENTRANCE
- CLOAKROOM/DOWNSTAIRS W.C
- KITCHEN/ BREAKFAST/ SITTING ROOM
- 24ft LOUNGE/DINER
- RE-FITTED BATHROOM
- TRIPLE DRIVEWAY
- LANDSCAPED GARDENS
- FREEHOLD



PROPERTY DESCRIPTION

NO CHAIN *** Offers In Excess Of: £370,000 *** EXTENDED 3-BED SEMI-DETACHED FAMILY HOME with LARGE DETACHED GRANNY ANNEXE (PLANNING PERMISSION GRANTED) - SOUGHT-AFTER LOCATION - FREEHOLD. MR HOMES are very pleased to Offer FOR SALE this Beautiful Family Home, Entered via a Large Porch with Door into an Inviting Entrance Hallway with Canadian Oak Flooring, Cloakroom, 24ft Lounge/Dining Room, leading to an EXTENDED 20ft x 12ft L-Shaped Kitchen/ Breakfast/ Sitting Room which looks out onto the Beautifully Landscaped Rear Garden. The Staircase Rises to the First Floor with Doors to Bedrooms 1, 2, 3, a Re-Fitted Family Bathroom Suite & a Hatch to the Insulated & Boarded Loft with Velux D/g Window to Rear. The Front has Curb Appeal and a Triple Brick-Paved Driveway. There is also a Lockable Side Gate Giving Access into the Side Area where there is a Large Wood Panel Storage Shed. The Rear Garden is Landscaped & Private and has Indian Sandstone Patio with Laid Lawn, in between a Further Patio Area which houses the Hot Tub. There is a Fish Pond to the Rear of the Garden with a Cute Walkway Bridge. The Large Annexe comprises of a Spacious Lounge, Kitchen, Double Bedroom and En-Suite Shower Room. 360 VR Tour Link > <https://tour.giraffe360.com/thesanctuary13ap> EPC Rating = D 13 The Sanctuary Council Tax Band = E. The Annexe Council Tax Band = A. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. The property offers easy access to a number of local amenities, schools, parks and excellent transport links. Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

MAIN HOUSE - Porch Entrance

Hallway

Canadian Oak Flooring - Single Panel Radiator - 2x uPVC D/g Window to Side - Dado Rail - Coving to Ceiling - Door to; Understair Storage Cupboard - Cloakroom, Lounge/Diner & Kitchen.

Cloakroom/ Downstairs W.c

Tiled flooring - Close-Coupled W.c - Hand Wash Basin with Mixer Tap Set In Vanity Cupboard - uPVC Obscured D/g Window to Side.

Living/Dining Room & Study

Fitted Carpet - uPVC D/g Window to Front - Coving to Ceiling - 1x Double & 1x Single Panel Radiators - Triple Bi-Folding Doors to Kitchen/Breakfast Sitting Room.

Sigma 3 - Kitchen/Breakfast / Sitting Room - L-Shaped

Tiled Flooring - Matching Wall & Base Units with Work Surfaces Over & Breakfast Bar - 5x Ring Gas Hob with Vented Extractor Over - Integral Electric Oven & Integrated Microwave - Integrated Washing Machine & Tumble/Dryer - Coving to Ceiling - Inset Spotlights to Ceiling - uPVC Double patio Doors to Rear Garden - uPVC Obscured D/g Door to Side. NB: Worcester Greenstar 28i Junior Mk V Combi-Boiler wall Mounted.

Staircase to First Floor Landing

Fitted Carpet - 2x uPVC D/g Windows to Side - Doors to Bedroom 1, 2, 3 & Family Bathroom - Hatch to Insulated & Boarded Loft with Loft Light & a Velux D/g Window Facing the Rear.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Family Bathroom

P-Shaped Panel Bath with Mixer Tap, Mixer Shower with a Rainfall Shower Head - Pedestal Wash Hand Basin with Mixer Tap - Close-Coupled W.c - Chrome Ladder Radiator - Ceiling Extractor Fan - uPVC Obscured D/g to Front.

Feature Front Border Garden - Low-Maintenance

Lockable Side Gate Access into the Side & Rear Garden.

Triple Driveway - Brick-Paved.

Landscaped Rear Garden - Enclosed & Private.
Indian Sandstone Patio - Laid Lawn - Fishpond with Walkway Bridge Over to Rear of Annexe Garden.

Grassy Annexe - Lounge



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

Mobile Signal

4G excellent data and voice, 5G great

EPC Rating: D (59)

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?

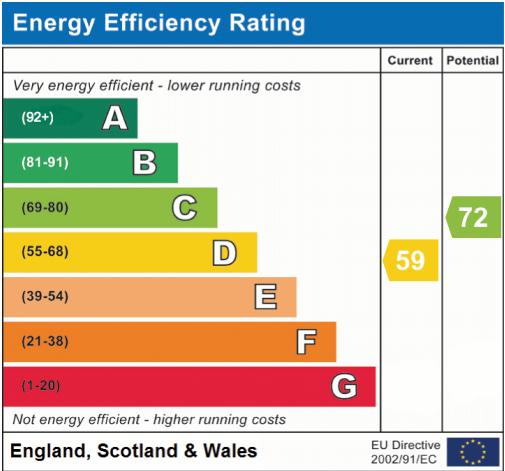
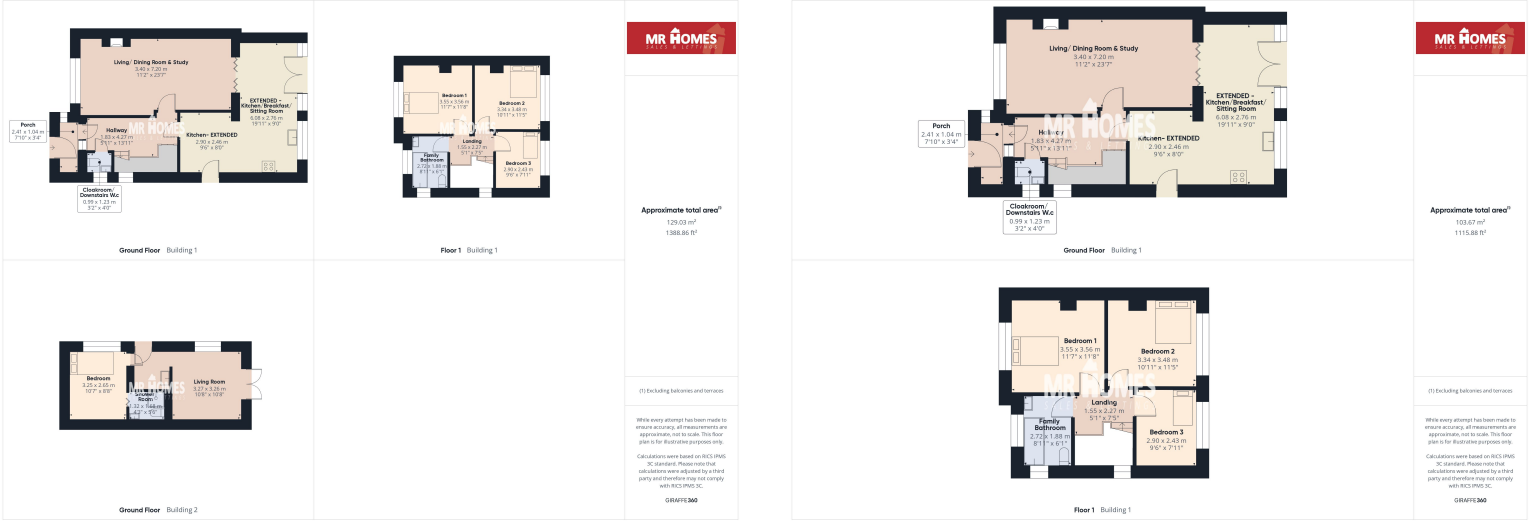
No

Any easements, servitudes, or wayleaves? No

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



FLOORPLAN & EPC



Mr Homes Cardiff
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
02920 204555
info@mr-homes.co.uk