



## 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

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### **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

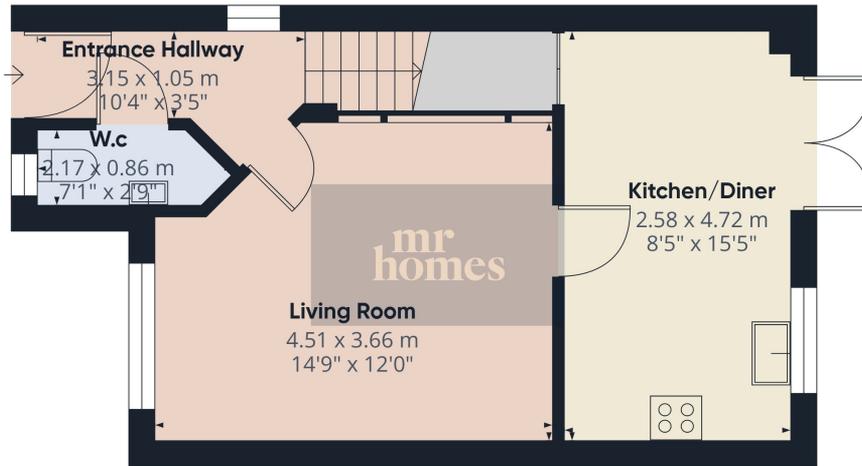
BT - Sky



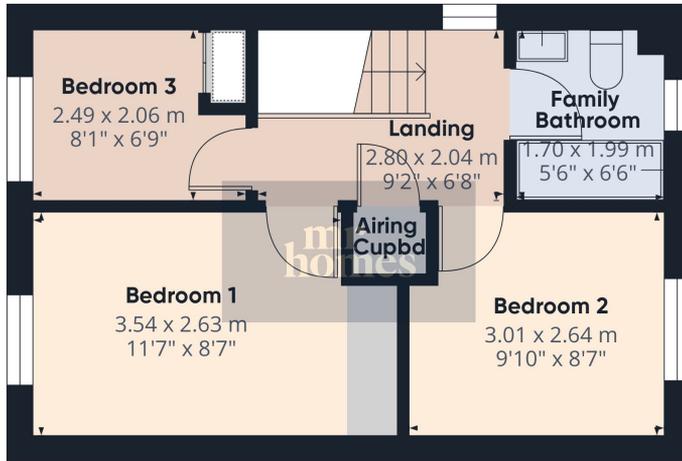
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# FLOORPLAN



Ground Floor



1st Floor



Approximate total area<sup>m</sup>  
66 m<sup>2</sup>  
711 ft<sup>2</sup>

(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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