

Carys Close,

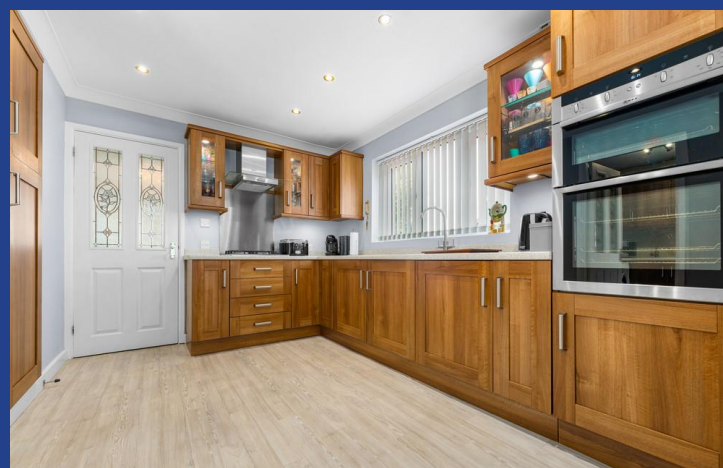
Culverhouse Cross, Cardiff, CF5 4PN



Estate Agents and
Chartered Surveyors

Asking Price Of

£475,000



Detached House

4

2

3

1

Property Description

****IMMACULATELY PRESENTED DETACHED HOUSE****
MGY are delighted to present for sale a superb and immaculately presented four bedroom detached house situated in the sought after Carys Close, Culverhouse Cross. The spacious property is located within walking distance to local amenities. The accommodation briefly comprises of lounge, kitchen/living area, dining room, four bedrooms, one with en-suite, cloakroom, bathroom and utility room. The property further benefits from gas central heating, quality double glazing throughout, a large south facing garden, gated access to double garage, driveway and courtyard. Rarely available.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,404 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALL

Entered via uPVC door. Spacious entrance hall. Solid light oak wood flooring. Under stair storage cupboard. Control panel for wireless Alarm system which includes smoke alarm. Carpeted stairway to first floor. Doors leading to living room, kitchen/living area, dining room and cloakroom. Coving to ceiling.

LOUNGE

15' 5" x 14' 0" (4.72m x 4.28m)
Double glazed uPVC windows to front and sliding patio doors, leading to decked terrace. Solid light oak wood flooring. Feature marble fireplace with marble back and hearth with inset coal effect gas fire. TV Aerial point. Two wall mounted radiators. Coving to ceiling.

KITCHEN/LIVING AREA

26' 8" x 11' 2" (8.15m x 3.42m)
Double glazed uPVC windows to rear and side. Sliding patio doors leading to decked terrace. Amtico grey flooring. TV Aerial point. Two wall mounted radiators. Large modern Shaker style fitted kitchen (with under lighting) incorporating wall and base units with work surfaces and built in fridge. Stainless steel sink with mixer tap and drainer. Electric NEFF built in double oven with gas hob, stainless steel extractor hood and splash back. Built in Breakfast bar between kitchen/living room, coving to ceilings. Spotlights and carbon monoxide monitor.

UTILITY ROOM

8' 2" x 7' 7" (2.49m x 2.32m)
Double glazed uPVC stable style door, leading to decked terrace. Amtico grey flooring. Shaker style fitted units incorporating wall and base units (housing Worcester boiler) work surfaces with stainless steel sink and mixer tap. Carbon monoxide monitor. Space for washing machine, tumble dryer and fridge/freezer. Coving to ceiling.

DINING ROOM

11' 4" x 9' 4" (3.47m x 2.86m)
Double glazed uPVC window to front. Solid light oak wood flooring. Wall mounted radiator. Telephone point. TV Aerial point. Coving to ceiling.

CLOAKROOM

5' 8" x 2' 9" (1.75m x 0.85m)
Obscure double glazed uPVC window to side. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. W.C. Wall mounted mirror.

FIRST FLOOR

Double glazed uPVC window. Carpeted flooring. Wall mounted radiator. Doors leading to bedrooms and bathroom. Airing/storage cupboard housing hot water tank. Access to insulated loft. Coving to ceiling and wireless control smoke alarm.

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MASTER BEDROOM

12' 2" x 8' 10" (3.72m x 2.70m)

Double glazed uPVC window. Laminate wood effect flooring with fitted wardrobes. TV Aerial point. Wall mounted radiator. Secondary access to insulated loft. Door leading to en-suite.

EN-SUITE

6' 10" x 5' 8" (2.09m x 1.75m)

Modern en-suite. Obscure double glazed uPVC window. Tiled flooring. Fully tiled walls. White 3-piece suite comprising wall mounted wash hand basin, WC and feature corner shower cubicle. Wall mounted mirror. Heated towel rail. Fitted vanity unit. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

11' 10" x 9' 11" (3.61m x 3.04m)

Double glazed uPVC window. Laminate wood effect flooring. Fitted wardrobes. TV Aerial point. Wall mounted radiator. Coving to ceiling.

BEDROOM THREE

11' 5" x 9' 5" (3.48m x 2.88m)

Double glazed uPVC window. Laminate wood effect flooring. Fitted wardrobes. Wall mounted radiator.

BEDROOM FOUR

11' 1" x 6' 3" (3.40m x 1.92m)

Double glazed uPVC window. Laminate wood effect flooring. Currently fitted out as a walk in wardrobe. Wall mounted radiator.

BATHROOM

7' 10" x 5' 10" (2.39m x 1.78m)

Modern bathroom. Obscure double glazed uPVC window. Grey Karndean flooring. Part tiled walls. White 3-piece suite comprising pedestal wash hand basin, W.C and panelled bath, with shower attachment. Wall mounted mirror. Heated towel rail. Fitted vanity units.

REAR GARDEN

Large south facing garden with raised decked terrace, leading to lawn area, gate to side leading to double garage, drive and cotyard. Fence and brick surround. Flood and sensor lights. Greenhouse. External tap.

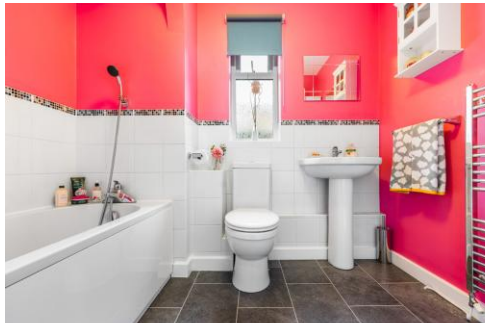
DOUBLE GARAGE

Entered via two separate doors with alarm, power and light. Painted throughout.

TENURE

MGY are advised that the property is freehold.

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GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.

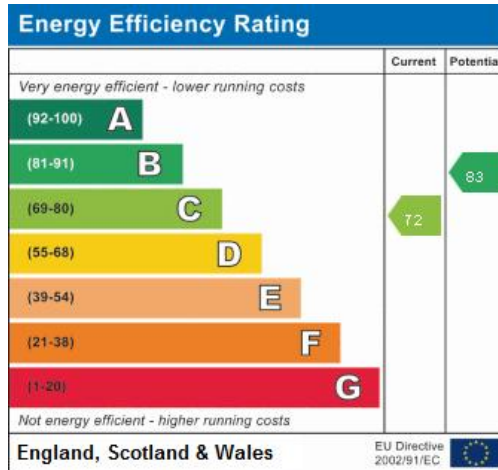


1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 1404 sq.ft. (130.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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