

24 Meirwen Drive,

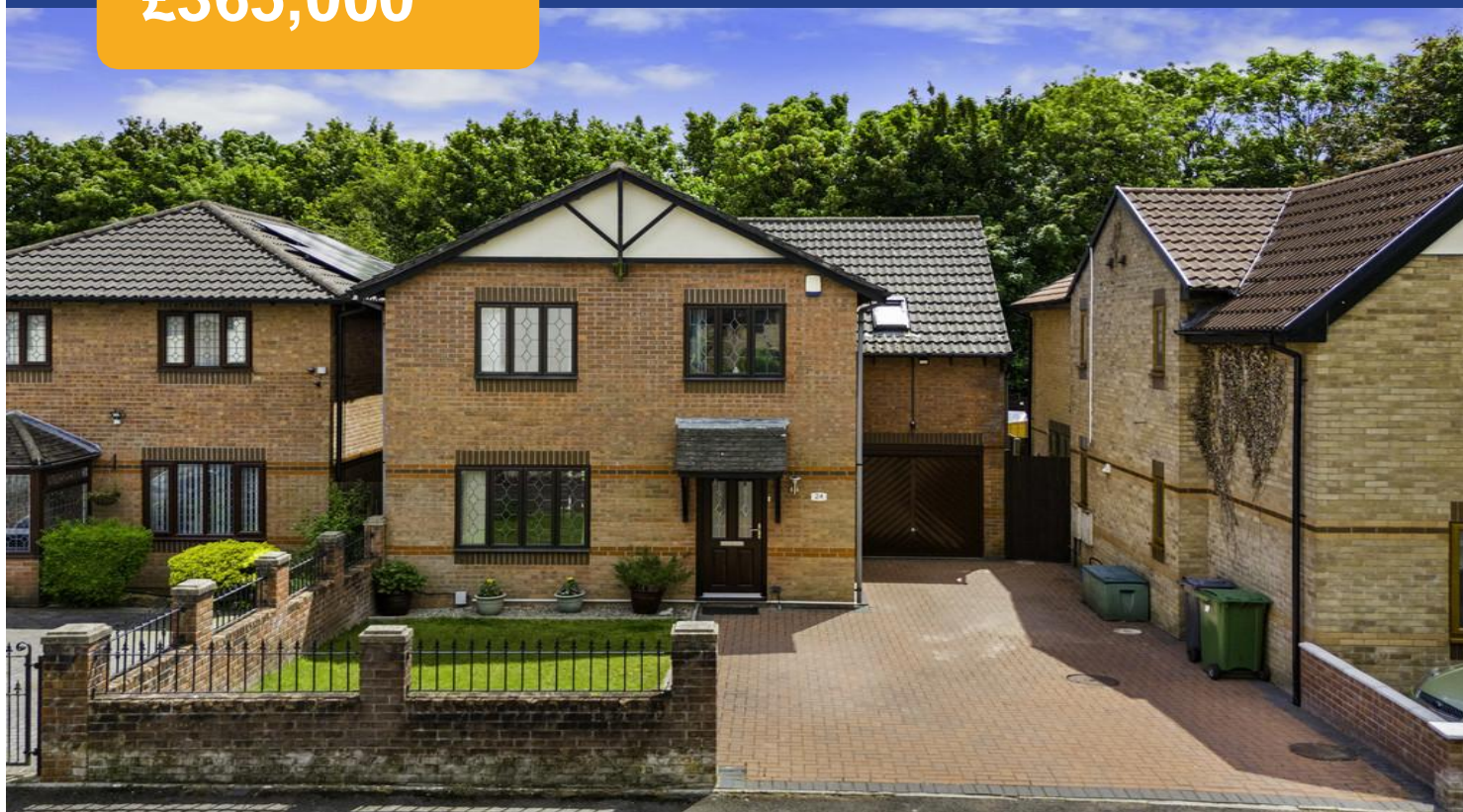
Cardiff, CF5 4ND



Estate Agents and
Chartered Surveyors

Asking Price Of

£365,000



Detached property



Property Description

**** FOUR BEDROOM DETACHED FAMILY HOUSE **
WITH POTENTIAL TO EXTEND **** A well presented, four bedroom detached family house, located in a convenient location close to local shops and transport links. Entrance hallway, cloakroom, kitchen, lounge, and dining room. To the first floor there are four bedrooms, the principal bedroom with quality ensuite shower room and a separate modern family bathroom. Gas central heating. Landscaped rear garden with paved stone patio and lawn, brick built storage. Driveway to front and integral single garage. EPC Rating: TBC

Tenure Freehold

Council Tax Band F

Floor Area Approx 1298 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

A popular private residential development situated in a convenient location near the Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

ENTRANCE

Entered via block paved driveway to garage and front door. Gated rear access. Outside lighting.

HALLWAY

13' 5" x 5' 10" (4.11m x 1.79m)
Entered via double glazed composite front door into hallway. Doors to lounge, kitchen and WC. Stairs rising to first floor with under stair storage space. Aluminium double glazed window to side. Radiator. Laminate wood flooring.

LOUNGE

15' 10" x 11' 9" (4.83m x 3.60m)
Double glazed window to front. Feature electric fireplace with marble hearth. Laminate wood flooring. Radiator. Aluminium double glazed double doors to dining room.

DINING ROOM

13' 1" x 9' 4" (4.01m x 2.86m)
Laminate wood flooring. Aluminium double glazed French patio doors to rear. Radiator. Door to kitchen.

KITCHEN

15' 3" x 8' 3"(max) (4.66m x 2.53m)
Fitted with a range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven with gas hob and extractor hood over. Space for washing machine, tumble dryer and fridge/freezer. Tiled splash backs. Laminate wood flooring. Radiator. Aluminium double glazed window to rear with pleasant outlook. Door to integral single garage.

CLOAKROOM

7' 0" x 2' 9" (2.14m x 0.84m)
Low level WC and wash hand basin. Tiled splash backs. Laminate wood flooring. Aluminium double glazed window to side.

FIRST FLOOR

LANDING

Aluminium double glazed window to side. Doors to four bedrooms and bathroom. Airing cupboard. Loft access (boarded and power).

BEDROOM ONE

17' 10" x 10' 6" (max)(5.44m x 3.22m)
Aluminium double glazed windows to rear. Radiator. Door to:

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ENSUITE

7' 9" x 4' 9" (2.37m x 1.45m)

Low level WC, vanity enclosed wash hand basin and fitted shower cubicle with electric shower over. Radiator. Extractor fan. Velux window to front.

BEDROOM TWO

13' 6" (to fitted wardrobes) x 8' 8" (4.13m x 2.66m)

Aluminium double glazed window to front. Radiator. Fitted wardrobes to one wall.

BEDROOM THREE

10' 10" x 8' 8" (3.31m x 2.66m)

Double glazed window to rear. Fitted wardrobe to one wall. Radiator.

BEDROOM FOUR

10' 3" x 9' 1" (max)(3.13m x 2.77m)

Fitted wardrobe. Aluminium double glazed window to front. Laminate wood flooring.

BATHROOM

7' 4" x 6' 7" (2.24m x 2.03m)

Suite comprises low level WC, pedestal wash hand basin and P-bath with shower attachment and glass screen. Extractor fan. Spotlights. Radiator.

OUTSIDE

REAR GARDEN

31' 9" x 55' 9" (9.7m x 17.0m)

A landscaped rear garden, mainly laid to lawn with full width paved patio and raised decking to rear with feature pergola over. Hard standing for garden shed. Boundary fence. Shrub borders. External lighting and power points. Outside tap.

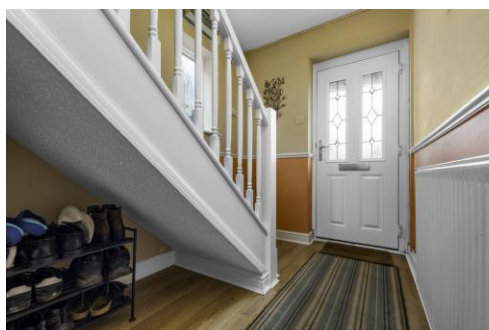
SINGLE GARAGE

An integral single garage with up and over door. Light and power. Wall mounted gas central heating boiler (2021).

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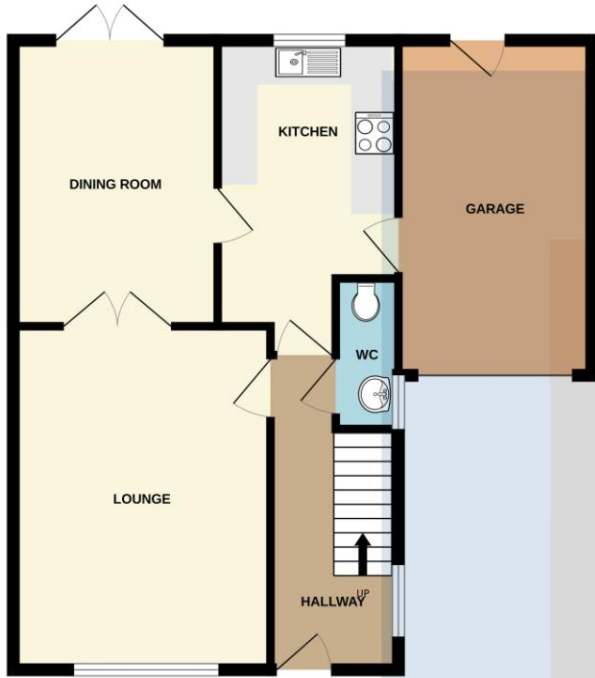


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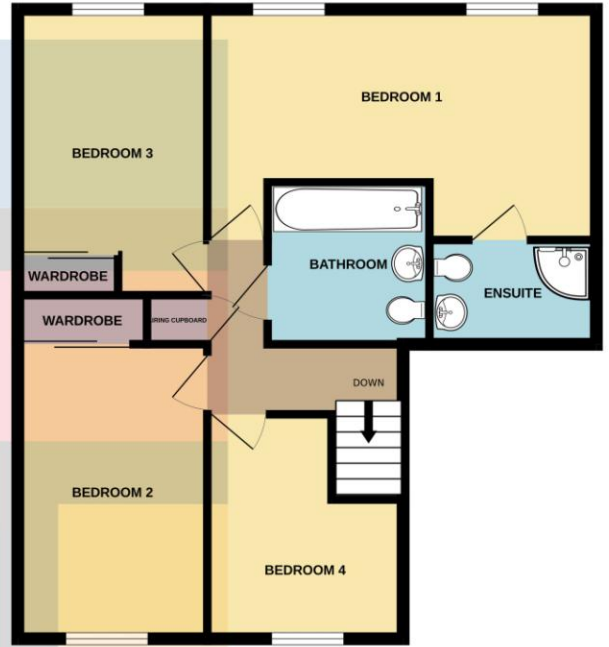


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GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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