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St Marys Court, Cardiff. CF5 5PU

OFFERS IN THE REGION OF £350,000 Freehold

SCAN ME

Beautifully presented four-bedroom detached home offering three bathrooms, a contemporary Wren kitchen-diner, spacious living accommodation, private rear garden, single garage and extensive off-road parking. Ideally positioned for schools, amenities, transport links and easy access to Cardiff.

Olivia Louise are delighted to present this beautifully maintained four-bedroom detached home, ideally positioned within St Marys Court, Cardiff.
Offering well-planned accommodation, excellent parking and a generous private garden, this attractive home combines contemporary interiors with the practicality and flexibility today's buyers are looking for.

From the moment you step inside, the property has a welcoming and considered feel, with a spacious entrance hall leading through to the principal living areas.

The generous living room provides an excellent space for relaxing and entertaining, with French doors opening directly onto the rear garden. The connection between the living space and garden creates a lovely sense of flow and brings an abundance of natural light into the room.

At the heart of the home is the contemporary Wren kitchen and dining area, designed with both everyday family life and entertaining in mind. Finished with stylish cabinetry, quality work surfaces and a comprehensive range of integrated appliances, the kitchen flows naturally into the adjoining dining space, creating a sociable family hub with access to the garden.

A ground-floor cloakroom completes the downstairs accommodation.

Upstairs, the property offers four bedrooms, providing excellent flexibility for modern family living.

The principal bedroom is a comfortable double with fitted wardrobes and a private en-suite shower room, while the second and third bedrooms offer generous proportions and plenty of scope for family, guests or home working.

The fourth bedroom is a versatile space, ideal as a child's bedroom, home office or dressing room, giving the property the flexibility to adapt to the needs of its next owners.

A contemporary family bathroom serves the remaining bedrooms.

The rear garden is a particularly attractive feature of the property, offering a combination of generous patio and lawn areas. There is plenty of space for outdoor dining, entertaining and family life, while the private setting provides a pleasant extension of the home's living accommodation.

The property also benefits from a single garage, private driveway and additional resin driveway, providing excellent off-road parking for multiple vehicles.

Solar panels are positioned to the rear roof and are leased, offering the potential to improve energy efficiency and reduce household running costs. Should you wish to discover more about how these can benefit your daily living, please contact the team today.

The Location:
St Marys Court is ideally positioned for access to Culverhouse Cross and a wide range of everyday amenities, including supermarkets, retail, restaurants, cafés, leisure facilities and fitness centres.

The location is particularly appealing to families, with a choice of English and Welsh-medium schools within the surrounding area.

For commuters, the nearby A4232 provides convenient access towards Cardiff city centre, the M4 and surrounding areas, while Waun-Gron Park and Fairwater railway stations offer services towards Cardiff Central.

With its combination of four bedrooms, detached accommodation, excellent parking, private garden and a highly convenient location, this is a home that offers genuine flexibility for a growing family, professionals working from home or buyers simply looking for additional space.

We would highly recommend an internal viewing to appreciate the accommodation, presentation and versatility this home has to offer.

Contact Olivia Louise Estate Agents to arrange your private viewing.

ADDITIONAL INFORMATION:
Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

Our Final Thoughts

St Marys Court offers everything today's buyers are looking for: generous living space, stylish interiors, excellent outdoor space and a location that perfectly balances convenience with family life. Whether you're upsizing, relocating or searching for your forever home, this is a property that is ready to enjoy from the moment you move in.

Homes presented to this standard, in such a well-connected location with excellent English and Welsh-medium schooling nearby, are always in high demand. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Front Garden

The property is approached via a private driveway and additional resin driveway, providing ample off-road parking for multiple vehicles and access to the single garage. A neatly maintained front garden enhances the property's kerb appeal, creating an attractive first impression.

Entrance Hallway
5.01m x 1.99m (197' 3" x 78' 4")
Step into a bright and welcoming entrance hall, thoughtfully finished with durable LVT flooring, perfectly suited to modern family life. Offering generous space for coats and footwear, it provides a practical and organised entrance while setting the tone for the quality and style found throughout the home.

Living Room
6.57m x 3.20m (258' 8" x 125' 12")
Generous in size and filled with natural light, this inviting living room offers ample space for a variety of seating arrangements, making it perfect for both relaxing with family and entertaining guests. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living while allowing the room to be flooded with natural light.

Cloakroom
1.78m x 0.91m (70' 1" x 35' 10")
Conveniently positioned just off the hallway, the cloakroom features a sleek, modern finish, providing a practical yet stylish addition for guests and everyday family use.

Kitchen Area
4.64m x 2.55m (182' 8" x 100' 5")
Beautifully appointed and designed for modern living, the Wren-fitted kitchen is presented in a contemporary grey finish, complemented by sleek work surfaces.The space is well equipped with a range of integrated premium appliances, including two Bosch ovens, a Neff hob, CDA fridge-freezer, Electrolux dishwasher, and Zanussi washing machine.Combining practicality with style, the layout flows effortlessly into the dining area; ideal for family meals and entertaining alike.

Dining Area
4.02m x 2.55m (158' 3" x 100' 5")
Flowing seamlessly from the kitchen, the dining area forms the extended L-shaped space of this family hub.Generously proportioned and filled with natural light, it comfortably accommodates a large dining table, making it ideal for family meals, entertaining, or casual gatherings.Its open-plan connection to the kitchen enhances the sense of space and encourages effortless daily living.

Landing
2.96m x 2.12m (116' 6" x 83' 6")
A bright and spacious landing provides a welcoming transition to the bedrooms and bathroom.Neutrally finished, it offers plenty of natural light and generous circulation space with access to the bedroom and family bathroom. There is also a convinient storage cupboard

Primary Bedroom
3.73m x 3.12m (146' 10" x 122' 10")
A beautifully proportioned double bedroom, complete with fitted storage and a stylish en-suite shower room.This private retreat combines elegance with everyday functionality, creating a luxurious feel within the home.

En-suite
2.22m x 1.75m (87' 5" x 68' 11")
A sophisticated en-suite shower room with contemporary fittings, elegant tiling, and a sleek shower enclosure.This private space combines style with function, creating a refined retreat within the master suite.

Second Bedroom
2.86m x 3.29m (112' 7" x 129' 6")
A well-sized double bedroom, elegantly proportioned with ample space for storage and furniture.Its bright and airy feel provides a stylish and adaptable room to suit any family requirement.

Third Bedroom
2.56m x 3.61m (100' 9" x 142' 2")
A generously sized double bedroom, thoughtfully arranged to offer both style and practicality. With plenty of space for furnishings, it creates a versatile and comfortable room for everyday living.

Forth Bedroom
2.15m x 2.74m (84' 8" x 107' 10")
The fourth bedroom is a versatile space, ideal as a child's bedroom, home office or dressing room.Its versatility ensures it meets a variety of household requirements.

Family Bathoom
2.23m x 1.66m (87' 10" x 65' 4")
Elegantly finished and thoughtfully designed, the family bathroom features a contemporary suite with bath, separate shower, and quality fittings.Neutral tones and a light, airy layout create a sophisticated and functional space for daily living.

Rear Garden

A large rear garden offers plenty of space for play, relaxation, and outdoor entertaining, with a generous patio perfect for dining in the warmer months. Access via the kitchen or via the Living room french doors.Leased solar panels help improve energy efficiency, adding a sustainable touch to the home.



























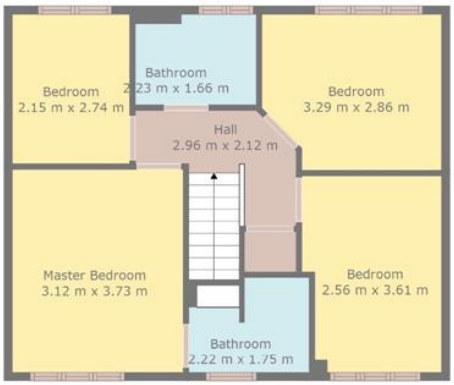




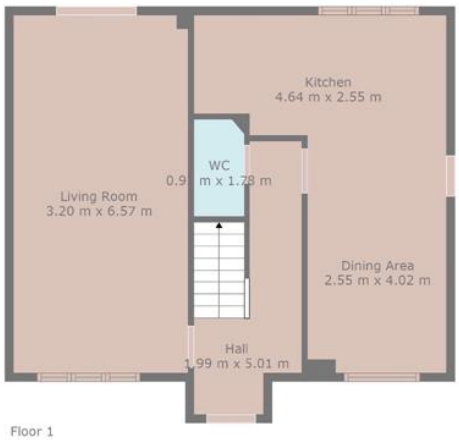








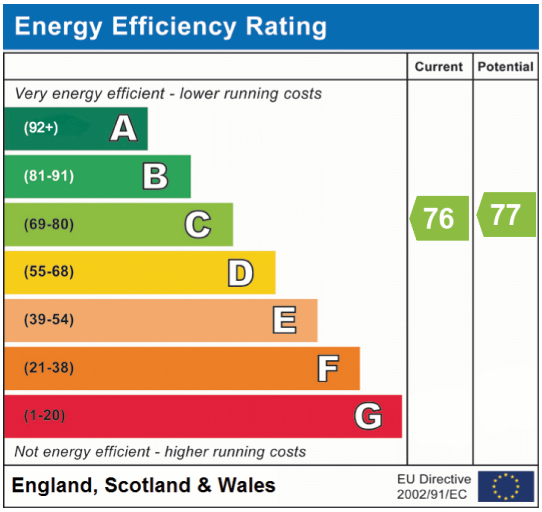
Floor 2



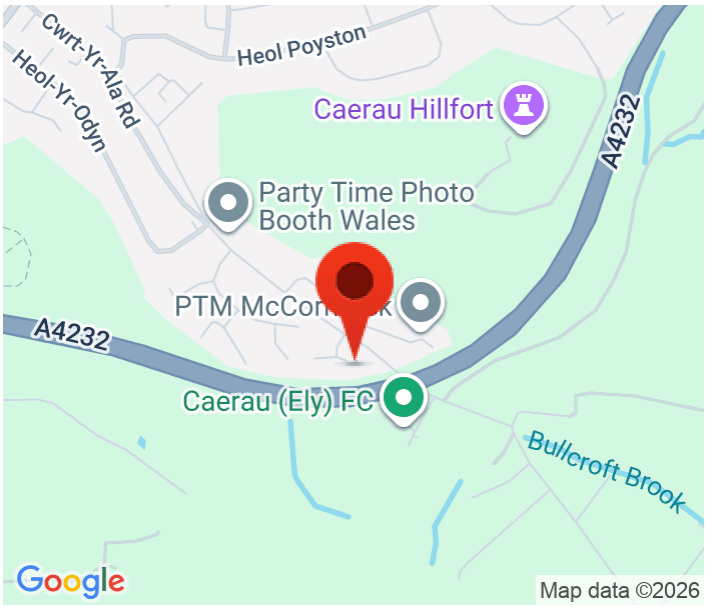
Floor 1

TOTAL: 105 m2
FLOOR 1: 53 m2, FLOOR 2: 52 m2
EXCLUDED AREAS: WALLS: 9 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Address: 15 St Marys Court, Cardiff, CF5 5PU



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.