FOR SALE

Guide Price of £315,000 to £325,000 Freehold



Heritage Drive, Caerau, Cardiff. CF5 5QD

- DETACHED
- 4 BEDROOMS
- PRIMARY BEDROOM with ENSUITE
- REAR EXTENSION with ROOF LANTERN
- GARAGE CONVERSION CREATING OFFICE SPACE
- DRIVEWAY
- UTILITY ROOM & GUEST WC
- TIERED REAR GARDEN
- POPULAR DEVELOPMENT
- CLOSE TO CULVERHOUSE CROSS/A4232/M4

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





PROPERTY DESCRIPTION

Presenting a spacious 4-bedroom detached house situated within this popular and well-established Caerau development. The property boasts three generous reception rooms, including a stunning rear extension with a roof lantern that fills the space with natural light, creating a bright and inviting atmosphere. Alongside this, a versatile garage conversion has been transformed into an ideal office space, perfect for remote working or a quiet study area. Features such as a primary bedroom with ensuite, a utility room, guest WC, and a driveway providing off-road parking complete this fantastic home. Externally, the tiered rear garden offers a peaceful retreat and an excellent setting for outdoor entertaining and family enjoyment.

Caerau is a sought-after residential area known for its friendly community and convenient amenities. Residents enjoy excellent connectivity, with Culverhouse Cross retail park just a short drive away, offering a wide array of shops, restaurants, and services. The proximity to the A4232 and M4 ensures quick access to Cardiff city centre, Cardiff Airport, and beyond. The neighbourhood is also well served by local schools, parks, and leisure facilities, making it a perfect location for families and professionals alike.

Upon entering the property, you are greeted by a welcoming, well-proportioned living room, providing a cosy yet spacious environment for relaxing and entertaining. The rear extension opens onto the garden and benefits from a roof lantern, which enhances the dining or family room with abundant natural light, creating an inviting space for meals and social gatherings. Adjacent is the well-equipped Kitchen/Diner which flows conveniently into the utility room, offering extra storage and practical space for household tasks. A guest WC is a helpful convenience.

The versatile garage conversion has been thoughtfully adapted into a bright and functional office space, perfect for those working from home or requiring a dedicated study area. Upstairs, the primary bedroom features a contemporary ensuite bathroom, providing a private and stylish haven. Three further good-sized bedrooms ensure ample accommodation for family members or guests, with a modern family bathroom serving the remaining rooms. The home's layout and design ensure flexibility and comfort for all living arrangements.

Outside, the tiered rear garden presents an attractive and well-maintained outdoor space with several levels ideal for gardening, relaxing, and entertaining guests. The front driveway delivers convenient off-road parking, and the property's location within a quiet cul-de-sac adds to its appeal and sense of privacy. This wonderful detached family home in Caerau offers a superb opportunity to enjoy stylish, comfortable living within a thriving community.





ROOM DESCRIPTIONS

Outside Front
Driveway laid to tarmacadam; areas to both sides laid to gravel or stone chippings with mature trees and bushes; path laid to paving slabs provides access to Rear Garden via timber gate; series of steps capped with paving slabs with metal grab handle to side lead to front door

Entry
3' 8" x 3' 9" (1.12m x 1.14m) Accessed via composite front door with leaded and decorative DG panels; laminate flooring; radiator; door provides access to Living Room

Living Room
13' 0" x 16' 9" (3.96m x 5.11m) Laminate flooring; radiator; bay window with uPVC DG window to front

Office
7' 8" x 11' 11" (2.34m x 3.63m) Laminate flooring; radiator; uPVC DG window to front

Kitchen / Diner
17' 3" x 9' 5" (5.26m x 2.87m) Laminate flooring; fitted kitchen with matching wall and base units with worktops over and tiled splash backs; breakfast bar in matching worktop; ceramic sink with mixer tap; integrated Indesit Schott Ceran 4-ring electric hob; integrated Indesit electric fan-assisted oven; integrated dishwasher; access to Utility Room and open plan to Extension

Extension
15' 10" x 8' 6" (4.83m x 2.59m) Laminate flooring; radiator; bi-folding doors provide access to Rear Garden, uPVC DG windows to rear and Roof Lantern

Utility Room
5' 2" x 5' 1" (1.57m x 1.55m) Laminate flooring; radiator; space for free-standing fridge/freezer; space and plumbing for washing machine; Baxi central heating boiler (hot water cylinder located in cupboard accessed from Bedroom 2); access to Guest WC; composite door with DG panel provides access to Rear Garden

Guest WC
5' 3" x 4' 0" (1.60m x 1.22m) Laminate flooring; WC; corner sink with mixer tap and tiled splash back; burglar alarm system; access to Storage Area; uPVC obscured DG window to side

Storage Area
8' 4" x 4' 6" (2.54m x 1.37m)

First Floor Landing
9' 0" x 3' 6" (2.74m x 1.07m) Carpeted; access to all Bedrooms and Family Bathroom; access hatch to Loft

Bedroom 1
10' 5" x 13' 3" (3.17m x 4.04m) Laminate flooring; radiator; access to Ensuite; uPVC DG window to front

Ensuite
4' 7" x 6' 2" (1.40m x 1.88m) Laminate flooring; ladder type radiator; vanity unit incorporating sink with mixer tap and tiled splash back; quadrant shower cubicle with mains powered shower; uPVC obscured SG window to rear

Bedroom 2
8' 8" x 11' 10" (2.64m x 3.61m) Carpeted; radiator; cupboard hosing hot water cylinder; uPVC DG window to front

Bedroom 3
8' 8" MAX x 10' 10" (2.64m x 3.30m) Laminate flooring; radiator; uPVC DG window to rear

Bedroom 4
6' 10" x 9' 4" (2.08m x 2.84m) Carpeted; radiator; uPVC DG window to rear

Family Bathroom
6' 5" x 5' 6" (1.96m x 1.68m)

Rear Garden
Patio area laid to paving slabs, path down side of property laid to paving slabs leads to timber gate providing access to front of property; steps capped with paving slabs lead to raised seating area; timber steps leading to second raised area laid to artificial lawn; timber balustrades to edge of raised terrace; backs onto wooded area leading to historical landmarks of St Mary's Church and Caerau Hillfort





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: FTTC.
Accessibility Types: Not suitable for wheelchair users.

EPC Rating: C (76)
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

Building Safety
Building Control Applications: Single storey rear extension Ref. No.: CAER/00046/20/BNC. Status: Building Work Complete

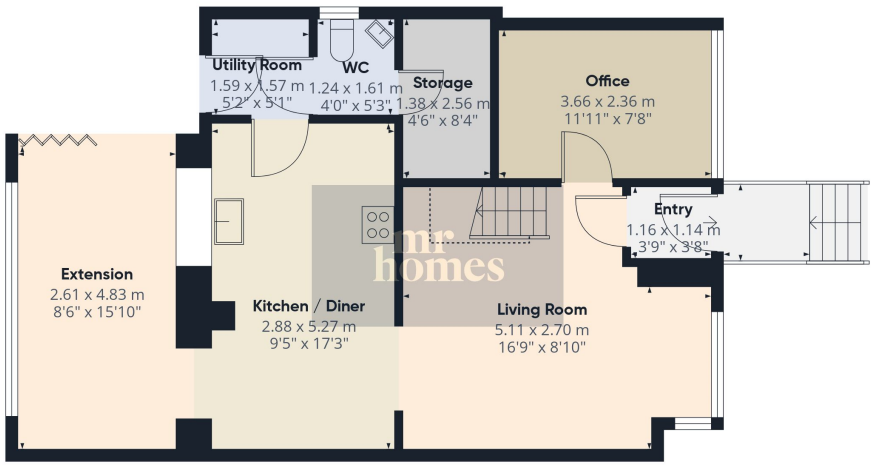
Mobile Signal
Please see Ofcom coverage checker

Construction Type
Standard

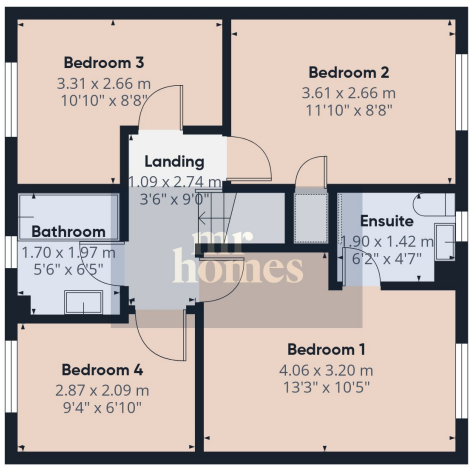




FLOORPLAN & EPC



Floor 0



Floor 1

Approximate total area(1)

110.5 m²
1190 ft²

Balconies and terraces

2.7 m²
29 ft²

Reduced headroom

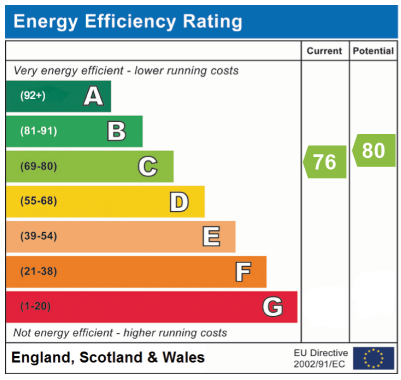
1.2 m²
13 ft²

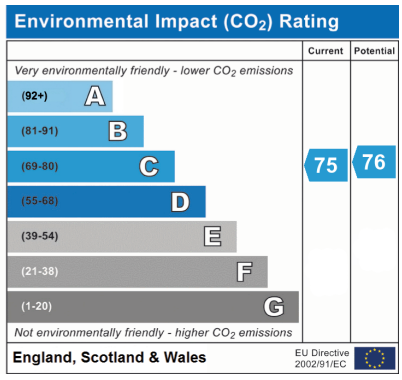
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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