

Brundall Crescent

CULVERHOUSE CROSS, CARDIFF, CF5 4RU

GUIDE PRICE £315,000

**Hern &
Crabtree**



Brundall Crescent

Perfectly positioned in a quiet cul-de-sac just a stone's throw from Culverhouse Cross, this extended semi-detached home has been thoughtfully updated to offer a warm, welcoming, and modern family space. Meticulously maintained throughout, it's ready for new owners to move straight in and make it their own.

The ground floor features a spacious open-plan layout, perfect for modern living. It includes a welcoming entrance hall, handy cloakroom, a comfortable lounge, conservatory and a generous open-plan kitchen/diner – ideal for entertaining or family time.

Upstairs, the first floor offers three bedrooms and a family bathroom. A further staircase leads to a converted loft space, where you'll find the master bedroom with an en-suite. The property further benefits from a good size rear garden as well as a single garage and off street parking to the front.

Brundall Crescent is ideally situated within close proximity to Culverhouse Cross. There you'll find excellent access to the M4 via the A4232, routes to Cardiff city centre and bay via the link road and good commuter access to Barry. There are a good variety of department stores along with large supermarkets. Regular bus links run to the city centre too. Internal viewings are an absolute must!



1367.00 sq ft

Entrance

Entered via a composite front door, coved ceiling, storage cupboard, stairs to the first floor with understairs storage, radiator, wood flooring.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, half tiled walls, tiled floor.

Living Room

Double glazed bay window to the front, radiator, coved ceiling, marble fire surround, archway into the kitchen.

Kitchen/Dining Room

Double glazed patio doors lead into the conservatory, double glazed window to the side and double glazed door to the garden, wall and base units with worktop over, central island, a four ring electric hob with integrated oven and grill, stainless steel sink and drainer, combination boiler, integrated dishwasher, integrated fridge/freezer, integrated washing machine, radiator, tiled floors.

Conservatory

Double glazed patio doors lead to the decking, power and light.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, stairs to the second floor.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, built in cupboard, wooden floors.

Bedroom Two

Double glazed window to the front, coved ceiling, radiator, wooden floors.

Bedroom Three

Double glazed window to the rear, radiator, built in cupboard, wooden floor.

Bathroom

Double obscure glazed window to the rear, bath with shower over, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Second Floor Landing

Stairs rise up from the first floor landing, skylight window.

Bedroom Four

Double glazed window to the rear, skylight window to the front, eaves storage, radiator, wooden floor.

En Suite

Double obscure glazed window to the rear, a walk in shower, w.c and wash hand basin, heated towel rail, tiled walls and floor.

Rear Garden

Enclosed by timber fencing, decked sitting area, steps down to Astro turf lawn, further decked area and paved sitting area., cold water tap to the side.

Garage

A single garage with up and over door to the front, power.

Front

Driveway to front, slate chippings area.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is D
epc - C

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		81
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



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