



Ty Pica, Old Port Road, Wenvoe Village, Wenvoe, Cardiff.

£825,000 Freehold

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Ty Pica, Old Port Road, Wenvoe Village, Wenvoe, Cardiff, CF5 6AL.

Ty Pica is a charming detached double fronted house of character, occupying a fine location within the historic village of Wenvoe.

This substantial four bedroom family home was built circa 1800, extended in 1850 and extensively modernised by the current owners.

Commanding a distinctive position level walking distance to local village amenities this period property benefits replacement sash cord style double glazed windows, gas heating with panel radiators, an intruder alarm, a log burner and a fitted kitchen with integrated appliances and solid granite work surfaces.

Elegant character features include imposing panel internal doors with brass finger plates and elegant handles, mosaic tiled floors, flagstone floors, high cornice ceilings with ceiling roses and picture rails, imposing period fire places and a pretty gable front porch with cast iron pillars and a pitched slate roof.

The well designed and versatile living space includes a stunning period entrance hall, a large formal dining room (15'2 x 14'11), an elegant lounge (14'11 x 14'11), a large sitting room (24'9 x 12'7) boasting a large open fireplace equipped with a log burner and an original bread oven, a fully fitted kitchen and a separate utility room.

A special feature is a central inner hall (24'10 x 8'8), which provides space for a music room with both a downstairs cloak room (stylish white suite) and a wine store approached from this useful and adaptable living area.

A period spindle balustrade staircase leads to the first floor, which comprises four bedrooms and two bathrooms.

The master bedroom benefits a large and stylish re-modelled ensuite bathroom comprising a period roll top bath and a contemporary walk-in shower, whilst off the landing is a stunning bespoke shower room with twin wash hand basins, a slim line wc and a large walk-in contemporary shower.

The large attic space has been adapted into a very useful hobbies room with exposed beams and charming stone walls, approached from the landing by an independent staircase, and equipped with three windows.

This truly elegant residence is set back with large and lovely level front gardens, chiefly laid to a mature lawn and enclosed by high stone walls.

A wide block paved private entrance drive is approached by double gates and provides extensive private parking, whilst the enclosed courtyard rear gardens are chiefly low maintenance providing a very private sun terrace and including an old stone storage store room.

The property benefits mains gas, mains electricity, and mains water and mains drainage.

A most impressive home located within a highly popular village only 10 minutes driving distance to a link road with provides fast access to the M4. The A48 Cowbridge Road, Cardiff Bay and Cardiff City Centre. No chain!

Ty Pica can be found nestling in the pretty village of Wenvoe, in the Vale of Glamorgan. Just over 2 miles from Cardiff the village has excellent road links to the city centre and the M4. A shop, post office, primary school, public house and restaurant can be found in the village itself, whilst a renowned golf course is just minutes away.





Entrance Porch

Open fronted porch way, pretty gabled slate roof, cast iron pillars, block paved threshold, ornamental outside light, original doorbell.

Entrance Hall

17' 4" x 4' 10" (5.28m x 1.47m)

Approached via a large and imposing original panelled front entrance door with brass handles and security eyehole, arched shaped upper light window, mosaic tiled flooring, high cornice ceiling with picture rail, ceiling rose and original frieze, double radiator.

Front Lounge

14' 11" x 14' 11" (4.55m x 4.55m)

With a sealed double glazed reproduction replacement sash cord window with original window shutters and outlooks across the large level lawned and enclosed frontage gardens, imposing character fireplace in carved wood with dual mantle, inset with a cast iron grate with tiled surround and marble hearth.

Two alcoves - one fitted with a range of wall shelves, high cornice ceiling with ceiling rose, picture rail and frieze, double radiator, traditional panelled door with brass handles and finger plates leading into the main hall, further traditional pine panelled door with brass handles and finger plates leading directly into the sitting room.



Formal Dining Room

15' 2" x 14' 11" (4.62m x 4.55m)

Approached from the entrance hall by an imposing traditional panelled internal door with brass handles and finger plates, leading to a gracious room, inset with a solid carved wood character fireplace with dual mantle and open fire, marble surround and hearth, high cornice ceiling with ceiling rose, frieze and picture rail, two wide alcoves each with wall cupboards, double glazed replacement reproduction sash cord window with original window shutters and outlooks across the large and level enclosed frontage gardens. Large radiator.

Inner Hall & Music Room

24' 10" x 8' 8" (7.57m x 2.64m)

Charming with flagstone flooring, spindle balustrade staircase leading to first floor landing, large radiator, two windows with side and rear garden aspect, ample space for a grand piano.

Downstairs Cloak Room

Stylish and contemporary modern white suite comprising sliminess W.C., circular shaped wash hand basin with chrome mixer taps, pop-up waste and a tiled surround with a built out solid oak vanity unit, flagstone flooring, window to rear. Approached from the inner hall/music room by a traditional pine panelled door with brass handle and finger plates.

Wine Room

5' 11" x 3' 9" (1.80m x 1.14m)

Fitted along two sides with custom made wine racks, radiator, window to side. Approached by a traditional pine panelled door



with elegant brass handle.

Sitting Room

24' 9" x 12' 7" (7.54m x 3.84m)

A large and spacious versatile room, stripped pine floor throughout, matching skirting boards, exposed beam, cornice ceiling, double radiator, two sealed double glazed windows with side aspect, large open fireplace with original bread oven, inset with a contemporary cast iron log burning stove with slate hearth. Pine panelled door with brass handle leading to.....

Kitchen

14' x 10' (4.27m x 3.05m)

Fitted along four sides with an extensive range of both floor and eye level units with panel fronts and glass display cabinets, solid granite work surfaces incorporating a Franke stainless steel sink with mixer taps and vegetable cleaner, integrated Leisure Rangemaster HPG four ring gas hob, concealed extractor hood within a built out canopy, tall storage unit housing a built-in Zanussi double oven with combined grill, integrated wine rack, integrated Statesman dishwasher, integrated fridge, integrated freezer, concealed microwave, part ceramic tiled and wood panelled walls, pretty plate racks and spice shelves, quarry tiled flooring throughout, two sealed double glazed windows with outlooks across the walled rear gardens. Double radiator.

Outer Hall

With a quarry tiled floor, and a large secure farmhouse style panelled outer door leading to the rear gardens, internal access to.....



Utility Room

12' 7" x 3' 7" (3.84m x 1.09m)

Fitted along one side with extensive floor and eye level units with white panel fronts with pale grey trim beneath laminate work surfaces, incorporating a stainless sink unit with chrome mixer taps and drainer, part ceramic tiled walls, space with plumbing for an automatic washing machine, space for the housing of a tumble drier, quarry tiled flooring, wall mounted Glow Worm Ultimate gas central heating boiler, window to rear gardens.

First Floor Landing

Approached via a returning spindle balustrade staircase with half landing, exposed beamed ceiling, pretty window to rear.

Master Bedroom

15' 2" x 10' 2" (4.62m x 3.10m)

Plus an entrance recess with access to a range of built-in wardrobes and an airing cupboard, protruding fire breast, exposed beamed ceiling, large radiator, pretty sealed double glazed window to side aspect.

Ensuite Bathroom

14' 2" x 12' 11" (4.32m x 3.94m)

Stunning white contemporary and stylish suite with part tiled mosaic walls and tiled floor throughout, comprising a triple size ceramic tiled wet room style shower with contemporary clear glass shower screen and chrome waterfall fitment, large freestanding roll top bath with chrome fittings, contemporary square shaped wash hand basin with chrome mixer taps, pop-



up waste and a tiled surround, W.C., chrome heated towel rail and radiator, sealed double glazed window to rear, sealed double glazed window to side, ceiling with spotlights, a very spacious ensuite approached from the master bedroom via a farmhouse pine panelled door with brass handles.

Bedroom Two

15' 1" x 9' (4.60m x 2.74m)

Approached from the main landing via a pine panelled door with brass handles, a bright room, inset with a replacement sealed double glazed sash cord style window with original window shutters and outlooks across the deep and level enclosed frontage gardens, coved ceiling with ceiling rose, radiator, dual access built-in wardrobe 15' 1" wide x 3' 8" deep.

Bedroom Three

11' 9" x 9' 3" (3.58m x 2.82m)

Approached from the landing by a pine panelled door with brass handles and finger plates, sealed double glazed replacement sash cord style window with original window shutters and outlooks across the deep front gardens, coved ceiling, double radiator.

Bedroom Four

12' 7" x 11' 8" (3.84m x 3.56m)

With two wide full height built out wardrobes, radiator, coved ceiling with ceiling rose, sealed double glazed sash cord style replacement window with original window shutters and pleasing outlooks across the deep level walled frontage gardens.



Family Shower Room

9' 4" x 8' 5" (2.84m x 2.57m)

Stylish and contemporary modern white suite with tiled floor and ceramic tiled walls, comprising triple size wet room style walk-in tiled shower with clear glass shower screen and chrome waterfall shower fitment, two Roca circular shaped wash hand basins each with chrome mixer taps and pop-up waste within a built out full length solid oak vanity unit with vanity cupboards, drawers and open shelving. Slim line W.C., stylish chrome towel rail/radiator, sealed double glazed window to side.

Second Floor

Attic Room

35' 10" x 13' 4" (10.92m x 4.06m)

Approached independently from the first floor landing via a custom mad staircase with pine panelled door leading to a wonderfully versatile attic room, equipped with two Velux double glazed windows, pine panelled tongue and groove walls and ceiling, exposed stone walls, further side window, electric power and light, a versatile storage area, workshop/play room. Fully carpeted.

Entrance Drive

Private block paved L shaped entrance drive, approached via double gates and enclosed along one side by close timber boarded panel fencing, providing extensive off-road private parking for several vehicles.



Front Gardens

A large level main lawn, enclosed by stone boundary walls, edged with borders of shrubs and plants and partly tree lined providing a wonderful family space if required.

Rear Gardens

A courtyard style rear garden, chiefly paved and enclosed to afford privacy and security by stone boundary walls 7 ft in height, approached from the front drive via decorative full height gates, this lovely sun terrace extends around the back of the property, with considerable privacy, acting as a wonderful alfresco eating area and barbecue patio, afforded privacy by natural high 7 ft and 8 ft high boundary walls, externally benefiting from outside lights, and a useful garden gate providing direct access onto Old Port Road.

Storage Shed

20' 5" x 6' 2" (6.22m x 1.88m)

Stone built outside store, approached from the rear garden, inset with a pitched slate roof, electric power and light, and window.







52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: F

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