



5 Is Y Coed

Wenvoe, Cardiff, CF5 6DL

Price £699,950

HARRIS & BIRT



A modern five bedroom detached property, situated in a private location in the heart of the popular village of Wenvoe. The property has three reception rooms, ground floor comprises cloaks/WC, fully fitted kitchen/diner with patio doors leading to the rear garden, plus utility room. First floor benefits from a galleried landing giving access to family bathroom plus the aforementioned five bedrooms with en suite to master. The property has gas central heating and double glazing, as well as an enclosed private rear garden - plus driveway parking to the side. There is a sizeable detached double garage situated off the driveway.

Wenvoe is located between Cardiff and Barry, surrounded by woods and farmland providing endless country walks. Wenvoe is a popular commuter village conveniently situated for the City of Cardiff but set in the countryside only a few miles from the sea and with easy access to the M4 motorway a few miles away. The village was developed around the parish church which can be traced back to the 12th Century with the adjacent locality now being a conservation area. The village has a well-stocked store with a post office, a church, primary school, a public house and travel lodge, a part time library and three halls. Wenvoe has a very healthy community spirit which supports many local community groups with activities to meet everybody's needs.



Accommodation

Ground Floor

Entrance Porch

Accessed via UPVC front door with inset double glazed fan opaque window. Further natural light via two fully double glazed fixed pane opaque windows to front and side elevation. Skimmed walls. Coved ceiling. Wood effect vinyl flooring. Fitted radiator. Fully glazed door opens into entrance vestibule.

Entrance Hallway 11'10 x 12'9 (3.61m x 3.89m)

Excellent sized entrance hall. Full turn staircase leading up to first floor landing. Fully skimmed walls. Coved ceiling. Range of ceiling lights with inset ceiling roses. Fitted carpet. Fitted radiator. Communicating doors to all ground floor rooms.

Living Room 21'10 x 12'5 (6.65m x 3.78m)

Entered via wooden double doors from entrance hall to an excellent sized principal reception space. Two sets of UPVC double glazed patio doors opening out onto attractive rear gardens. Inset gas log effect fire set on a marble hearth with matching surround. UPVC double glazed windows to side elevation. Skimmed walls. Coved ceiling with range of inset ceiling roses. Fitted carpet. Fitted radiator.

Kitchen/ Dining Room kitchen (8'1 x 12'5) dining room (8'6 x 9'6) (kitchen (2.46m x 3.78m) dining room (2.59m x 2.90m)

Good sized space with fitted kitchen with range of wall and base units in a white shaker style. Set under and over a mottle effect worksurface with tiled splash back. Features to include integrated up and over fridge/ freezer behind matching decor panel. Eycline double oven with eycline microwave inset above. Induction four ring hob with overhead chimney extractor. Inset Neff integrated dishwasher behind matching decor panel. Composite double sink with mixer tap and drainer to match. Good sized peninsular breakfast bar with open shelving. An attractive dresser corner unit with glazed display cases and underset storage. Plenty of space for table and chairs. Fully double glazed patio doors opening out onto rear garden. Further natural light via UPVC double glazed window. Skimmed walls. Coved ceiling. Wood effect vinyl flooring. Access through into utility room.

Utility Room 8'3 x 5'6 (2.51m x 1.68m)

Matching range of wall and base units with matching worksurface and stainless steal sink and drainer with chrome mixer tap. Tiled splash backs. Skimmed walls. Coved ceiling. Matching vinyl flooring. Fitted radiator. UPVC half glazed door opens out to side passage through to garden. Worcester boiler housed to walls. Plenty of space for washing machine and/or tumble dryer.

Dining Room 19'2 x 12'9 (5.84m x 3.89m)

An adaptable secondary reception space. Currently in use as dining

room. UPVC double glazed windows to front and sized elevations. Skimmed walls. Coved ceiling with inset ceiling rose. Carpet flooring. Fitted radiator.

WC/ Cloakroom

Two piece suite in white comprising low level WC and wall hung wash hand basin.

Study/ Snug 11'10 x 10'8 (3.61m x 3.25m)

Access from entrance vestibule via wooden glazed double doors. Good sized room currently in use as secondary reception space. UPVC double glazed window to front. UPVC double glazed window to side. Skimmed walls. Coved ceiling. Fitted carpet. Fitted double radiator.

First Floor

Landing 10'9 x 15'4 (3.28m x 4.67m)

Open landing accessed via full turn staircase. UPVC double glazed picture window to front elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Access to loft via hatch. Good sized airing cupboard housing hot water cylinder with open shelving. Communicating doors to all first floor rooms.

Master Suite Bedroom One 18'7 x 15'3 (5.66m x 4.65m)

An excellent sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiators. Range of built in bedroom furniture. Communicating doorway opens through into master suite bathroom one.

Master Suite Bathroom One 7'11 x 10'1 (2.41m x 3.07m)

Five piece suite comprising low level WC. Fitted bidet. Corner quadrant shower cubicle with electric shower. Panelled bath with chrome mixer tap and pedestal wash hand basin. Half tiled walls. Further skimmed walls. Coved ceiling. Vinyl laid flooring. UPVC double glazed opaque window to side elevation. Extractor fan.

Bedroom Two 13'8 x 9'7 (4.17m x 2.92m)

Good sized double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Built in fitted furniture.

Bedroom Three 8'2 x 12'11 (2.49m x 3.94m)

Good sized double bedroom. UPVC double glazed window to rear and side elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of built in bedroom furniture.

Bedroom Four 8'11 x 9'7 (2.72m x 2.92m)

Double bedroom. UPVC double glazed window to front and side elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Bedroom Five 10'2 x 8'0 (3.10m x 2.44m)

Currently in use as a study. Single sized bedroom with UPVC double glazed window to rear elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Bathroom Two 10'2 x 7'1 (3.10m x 2.16m)

Four piece suite comprising inset quadrant shower cubicle with electric shower and shower head attachment. Panelled bath with chrome mixer tap. Low level WC. Pedestal wash hand basin. UPVC double glazed opaque window to side elevation. Skimmed walls. Coved ceiling. Vinyl laid flooring. Fitted double radiator.

Outside

Attractive formal gardens, private and secluded. Laid to both lawn with a parcel of patio, raised beds and borders throughout. Pedestrian access to side from driveway and garage. Front garden found in mature condition with planted beds and borders, laid to lawn with pillared entrance way.

Detached Double Garage

Good sized brick built garage with double insides. Up and over garage doors set on a concrete base. Power and light. Pedestrian wooden glazed door to rear elevation offer access into garden. Good storage space set into eaves.

Services

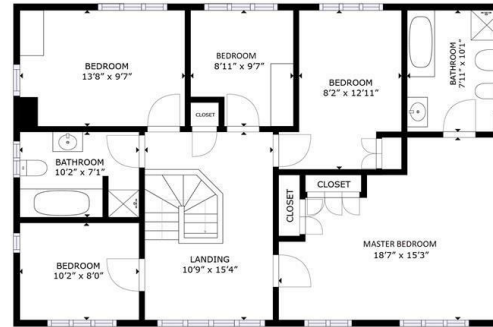
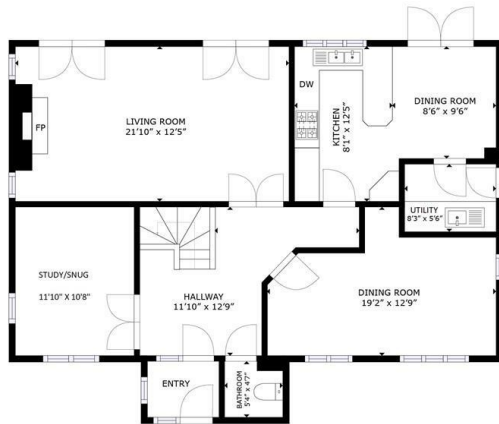
The property benefits from mains gas, electric, water and drainage.

Directions

From our Cowbridge office at 65, High Street, join the A48 east towards Cardiff. Continue along the A48 until you get to Culverhouse Cross. At the roundabout take the fourth exit onto the A4050. Continue straight at the traffic lights. Take the third exit onto Old Port Road. Take the second left by ST Mary's Parish Church onto Walston Road. Follow the road around and take the third left onto Is Y Coed. Continue up the road and the property will be on your left.







HARRIS & BIRT

CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 1,022 sq. ft. FLOOR 2: 919 sq. ft.
TOTAL: 1,941 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



HARRIS & BIRT

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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