



## Fairlawns Port Road

Wenvoe, CF5 6AB

Offers Over £775,000

HARRIS & BIRT



An attractive 5/6 bedroom detached dormer bungalow located on the outskirts of the popular village of Wenvoe. The accommodation is immaculately and stylishly presented and briefly comprises: entrance hall, living room, kitchen, family room, play room, utility/shower room, snug/bedroom six and bedroom five with en suite to the ground floor. Upstairs offers a spacious master bedroom with Juliet balcony overlooking the garden and an ensuite. There are a further three double bedrooms, one with an en suite shower room, and a stylish family bathroom. Outside offers off road parking for multiple vehicles and large rear garden with the added benefit of a timber garden room currently in use as a gym and home bar/games room.

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.

- Spacious Detached Dormer Bungalow
- Three En-Suites
- Stylish Kitchen
- Garden Room Currently Used as a Gym and Bar/Games Room
- Easy Access to Cardiff City Centre
- Five / Six Bedrooms
- Three Reception Rooms
- Large Rear Garden
- Driveway Parking For Multiple Vehicles
- EPC Rating - C

## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via composite front door with decorative glazed panel into hallway.

#### Entrance Hallway

Wood effect laminate flooring. Radiator. Pendant ceiling light. Small understairs storage cupboard. Stairs leading up to first floor. Doors to all ground floor rooms.

#### Living Room 22'5 x 13'5 (6.83m x 4.09m)

Glazed double doors opening from hallway into living room. Central feature fireplace with recess for wood burning stove, electric fire etc. with solid oak mantel over. Two large windows overlooking the front. Carpet flooring. Radiators. Pendant ceiling light. Door to kitchen.

#### Kitchen 14'4 x 19'11 (4.37m x 6.07m)

Modern shaker style fitted kitchen with features to include: range of wall and base units with quartz worktops, matching upstands and tiled splashbacks. Inset double Belfast sink with mixer tap and quartz splashback. Rangemaster Professional + five ring gas hob and oven with quartz splashback and extractor hood over. Large unit containing inset Neff microwave, integrated full height fridge and freezer. Undercounter integrated dishwasher with matching decor panel. Undercounter wine fridge. Cupboard housing Baxi gas combination boiler. Large central island with quartz worktop offering overhang for breakfast bar style seating and storage underneath. Two windows overlooking rear garden. Wood effect tiled flooring. Ceiling spotlights. Radiator. Opening into family room.

#### Family Room 20'11 x 18'3 (6.38m x 5.56m)

Run of bi-fold doors opening onto rear patio and garden beyond. Window overlooking side. Continuation of flooring from kitchen. Radiator. Ceiling spotlights. Door to play room.

#### Play Room 21'2 x 18'3 (6.45m x 5.56m)

Stepped down from the sitting room is a useful garage conversion offering play room/ further reception room. Obscure uPVC glazed door to side. Storage unit with laminate worktop and inset sink with curved mixer tap and draining grooves. Further storage units. Wall mounted electric heater. Wood effect herringbone laminate flooring. Radiator. Strip ceiling light.

#### Snug/ Bedroom Six 12'8 x 11'6 (3.86m x 3.51m )

Large window overlooking front. Two fitted wardrobes. Carpet flooring. Radiator. Pendant ceiling light.

#### Utility/ Shower Room 9' x 12'4 (2.74m x 3.76m)

Wood effect laminate worktop with matching upstands and storage

under. Plumbing for washing machine. Space for tumble dryer. Corner shower cubicle with tiled walls, wall mounted, mains connected shower and sliding door. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low level dual flush WC. Obscure glazed window to side. Continuation of wood effect laminate flooring. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Five 25'6 x 9'1 (7.77m x 2.77m)

Large window overlooking rear garden. Run of fitted wardrobes with part mirrored doors. Carpet flooring. Radiators. Pendant ceiling light. Ceiling spotlights. Door to en suite.

#### En Suite 8'4 x 6'4 (2.54m x 1.93m)

Three piece suite comprising corner shower cubicle with triton electric shower, low level WC and pedestal wash hand basin with hot and cold taps. Fully tiled walls. Wood effect laminate flooring. Radiator. Pendant ceiling light. Extractor fan.

### First Floor

#### Landing 24'1 x 10'6 (7.34m x 3.20m)

Two Velux windows to front. Solid polished wood floor boards. Radiator. Ceiling spotlights. Doors to all first floor rooms.

#### Master Bedroom 20'7 x 19'2 (6.27m x 5.84m)

Spacious master bedroom with sliding patio doors and Juliette balcony overlooking rear garden. Full width run of fitted wardrobes and drawers. Velux window to side. Continuation of wood floor from landing. Radiator. Ceiling spotlights. Door to en suite.

#### En Suite 10'4 x 7'5 (3.15m x 2.26m)

Walk in fully tiled wet room style shower with central floor drainage and wall mounted mains connected shower. Velux window to side. Low level, dual flush WC. Free standing wash hand basin with mixer tap over. Continuation of wood flooring from bedroom. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Two 12'1 x 19'2 (3.68m x 5.84m)

Large window overlooking rear garden. Continuation of wood flooring from hallway. Radiator. Ceiling spotlights. Door to en suite.

#### En Suite 6' x 13'6 (1.83m x 4.11m)

Walk in fully tiled wet room style shower with central floor drainage and wall mounted, mains connected shower. Velux window to side. Low level, dual flush WC. Pedestal wash hand basin with mixer tap over. Fully tiled walls. Continuation of wood flooring from bedroom. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Three 21'10 x 14'4 (6.65m x 4.37m)

Large window overlooking front. Velux window to side. Continuation of wood floor from landing. Radiator. Ceiling spotlights.

#### Bedroom Four 12'9 x 17'1 (3.89m x 5.21m)

Picture window overlooking rear garden. Two Velux windows to either side. Continuation of wood flooring from landing. Radiator. ceiling spotlights.

#### Family Bathroom 8'4 x 11'5 (2.54m x 3.48m)

Modern fitted suite with fully tiled raised unit containing recessed bath with mixer tap and shower head attachment. Countertop sink with hot and cold tap. Low level, dual flush WC. Velux window overlooking front. Continuation of wood flooring from landing. Vertical towel warmer. Ceiling spotlights.

### Outside

Private driveway laid to plum stone chippings offering off road parking for multiple vehicles. Security gate offering giving access to the rear garden. Spacious patio accessed from the family room. Further paved entertaining patio. Selection of mature planted trees, and fenced boundaries to all sides with mature trees offering privacy to rear. Large log cabin currently in use as outside bar and gym, fully skimmed with wooden floor boards and two sets of French doors.

### Services

All mains services connected to the property. Heating via gas combination boiler housed to kitchen. Mains drainage. uPVC double glazing throughout.

### Directions

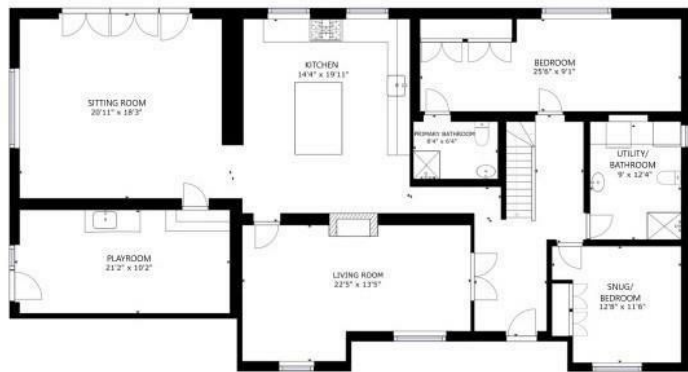
From our offices at 65 High Street, Cowbridge, take the A48 road towards Cardiff. At Culverhouse Cross, take the forth exit onto A4050 Port Road heading towards Wenvoe. Take the second exit at the roundabout and continue along Port Road. Go straight over the next roundabout. The property is situated just after the turning to Station Terrace on your lefthand side after the foot bridge.



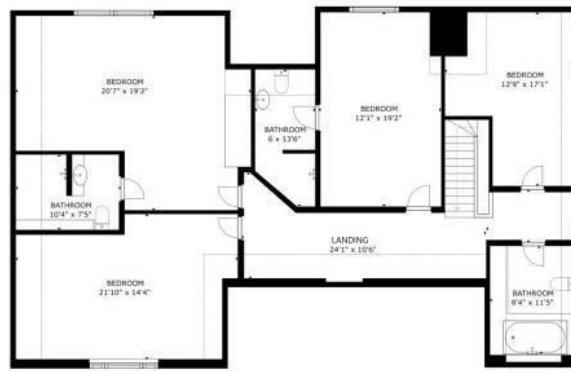








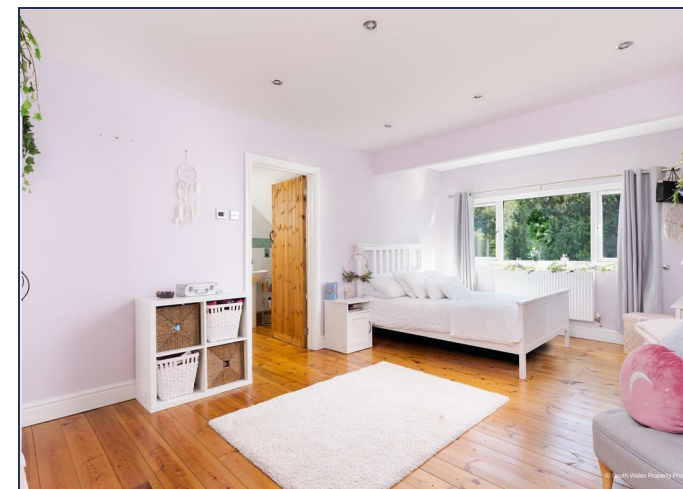
FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1: 2104 sq ft, FLOOR 2: 1300 sq ft  
 EXCLUDED AREA, REDUCED HEADROOM: 291 sq ft  
 TOTAL: 3404 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge  
 65 High Street, Cowbridge, CF71 7AF  
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff  
 359 Caerphilly Road, Cardiff, CF14 4QF  
 02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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