



113 Picca Close

Cardiff CF5 6XR

Offers Over £230,000

HARRIS & BIRT



Well appointed and high specification, two double bedroom terraced home. Accommodation comprising entrance hall, WC, living room and kitchen to the ground floor. To the first floor there are two bedrooms and a family bathroom. The front of the property offers off road parking for one vehicles. Private and easy to maintain rear garden. No Onward Chain.

Picca Close is in close proximity of Wenvoe and Culverhouse Cross. Located in such a convenient area, this property offers modern and comfortable family living with strong access links and the rural pleasures of The Vale of Glamorgan on your doorstep. Wenvoe Primary School Catchment with Cardiff a short drive away, not to mention the beautiful coast line just round the corner, and the out of town shopping facilities of Culverhouse Cross a short walk away, you will be spoilt for lifestyle choices. Close proximity to Dyffryn Gardens and Dyffryn Springs, ideal for fishing. Additionally, we are right next to all the major stores like TK Maxx, Tesco, M&S, etc. Close to all the shops but also offers countryside walks near Dyffryn. Easy access to the M4 and 15-minute drive to Cardiff.

Accommodation

Ground Floor

Entrance Hallway 2'10 x 10'7 (0.86m x 3.23m)

The property is entered via UPVC double glazed front door into entrance hallway. Carpet flooring. Skimmed walls and ceiling. Stairs leading up to first floor landing. Door to kitchen, living room and WC.

WC 3'3 x 5'7 (0.99m x 1.70m)

Two piece suite comprising corner pedestal sink with mixer tap. Low level WC. Vinyl flooring. Skimmed walls and ceiling. Radiator. UPVC window to front.

Kitchen 6'0 x 10'7 (1.83m x 3.23m)

Modern fitted kitchen with features to include; range of wall and base units. Sink and drainer with mixer tap. Four ring gas hob with electric oven below. Extractor fan over. Tiled splashback. Space for washing machine. Space for fridge/freezer. Tiled flooring. Skimmed walls and ceiling. Window to front.

Living Room 12'9 x 16'1 (3.89m x 4.90m)

French doors opening out onto rear garden. Carpet flooring. Skimmed walls and ceiling. Two radiators. Under stairs storage cupboard.

First Floor

Landing 3'1 x 8'10 (0.94m x 2.69m)

Stairs from ground floor hallway to first floor landing. Carpet

flooring. Skimmed walls and ceiling. Communicating doors to all first floor rooms. Storage cupboard.

Bedroom One 12'9 x 11'9 (3.89m x 3.58m)

Window to rear. Carpet flooring. Skimmed walls and ceiling. Radiator.

Bedroom Two 12'9 x 7'7 (3.89m x 2.31m)

Window to front. Carpet flooring. Skimmed walls and ceiling. Radiator.

Bathroom 5'0 x 7'0 (1.52m x 2.13m)

Three piece suite in white comprising panelled bath with shower head attachment and tap. Glass splashback. Low level WC. Pedestal wash hand basin with mixer tap. Vinyl flooring. Skimmed walls and ceiling. Part tiled walls. Further skimmed walls and ceiling. Radiator.

Outside

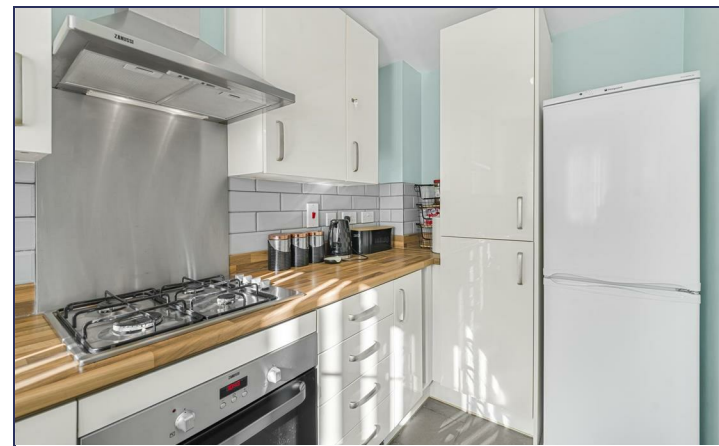
To the front of the property is off road parking for one vehicle. Paved patio leads to front door. To the rear of the property is a paved area great for outside entertaining. Area laid to lawn. Gate to the rear allowing access to rear lane.

Services

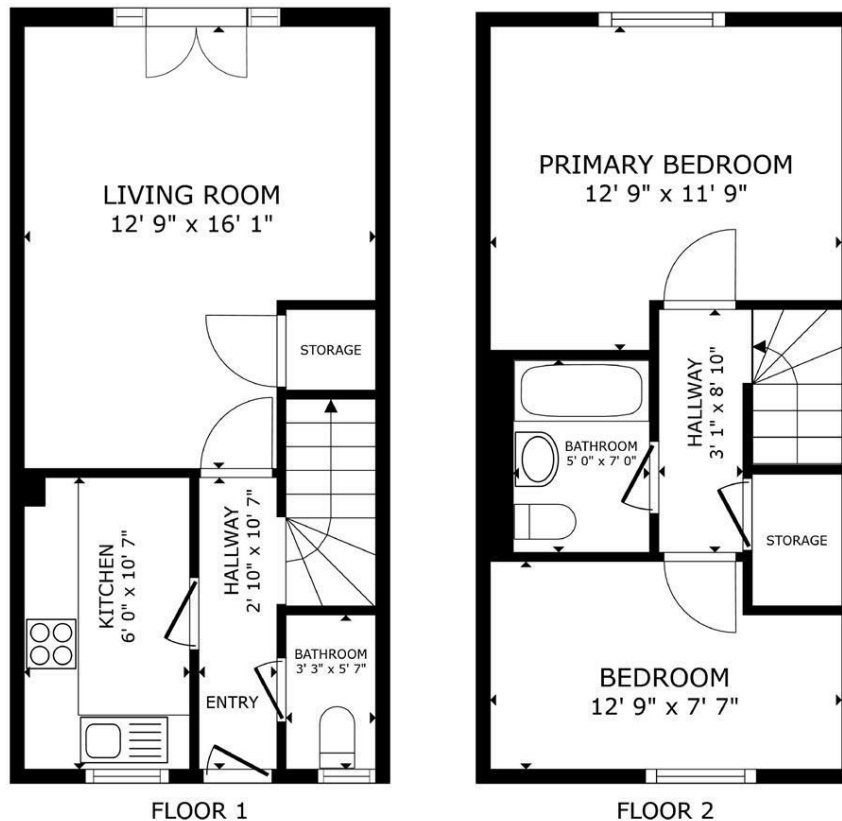
The property is serviced via mains gas, electric, water and drainage.

Directions

what3words:///fries.venue.desire







HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 345 sq.ft. FLOOR 2 345 sq.ft.
TOTAL: 690 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

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	98
(81-91) B	84
(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	

