



117 Picca Close

Wenvoe, CF5 6XR

Price £365,000

HARRIS & BIRT



An attractive, town house style, four bedroom, semi-detached home, with accommodation comprising: entrance hall, WC, living room and modern kitchen/dining room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Further staircase leads up to the second floor master bedroom with en suite shower room. The front of the property offers off road parking for several vehicles and a detached single car garage. Private and easy to maintain rear garden.

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.

- Semi-Detached Modern Property
- Set Across Three Floors
- Detached Garage
- Popular Development
- EPC Rating - B
- Four bedrooms
- Off Road, Driveway Parking
- Well Appointed Throughout
- Excellent Access for Commuting to Cardiff & M4 Corridor

Accommodation

Ground floor

Entrance Hall 6'7 x 16'4 (2.01m x 4.98m)

The property is entered via solid front door into hall. Wood effect flooring. Radiator. Pendant ceiling light. Stairs to first floor.

Kitchen/Dining Room 9'4 x 15'4 (2.84m x 4.67m)

Modern fitted kitchen in high gloss grey with features to include: range of wall and base units with laminate worktops and tiled splashbacks. 1.5 bowl inset sink with curved mixer tap and draining grooves. Counter top four ring gas hob with electric extractor hood over and undercounted electric fan assisted oven. Undercounter integrated washing machine and with matching decor panels. Integrated fridge/freezer with matching decor panel. Large bay window to front offering space for table and chairs. Continuation of wood effect flooring from hall. Radiator. Pendant ceiling light.

WC 2'10 x 5'6 (0.86m x 1.68m)

Modern suite in white with features to include: low lever, dual flush WC and pedestal corner wash hand basin with mixer tap and tiled splashbacks. Obscure glazed window to front. Continuation of wood effect flooring from hall. Radiator. Pendant ceiling light.

Living Room 16'3 x 13'1 (4.95m x 3.99m)

Double French doors with windows either side with fitted made to measure blinds, open onto rear patio. Fitted carpet. Radiator. Pendant ceiling lights.

First Floor

Landing 3'0 x 12'8 (0.91m x 3.86m)

Staircase from ground floor with fitted carpet. Storage cupboard. Further cupboard housing water tank. Pendant ceiling light. Doors to all first floor rooms.

Bedroom Two 9'3 x 13'7 (2.82m x 4.14m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 9'3 x 12'7 (2.82m x 3.84m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 6'7 x 7'10 (2.01m x 2.39m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 6'9 x 5'9 (2.06m x 1.75m)

Modern fitted three piece suite in white with features to include: panelled bath with tiled walls and wall mounted, mains connected shower, mixer tap and folding screen. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to front. Wood effect vinyl flooring. Part tiled walls. Radiator. Pendant ceiling light. Extractor fan.

Second Floor

Master Bedroom 12'6 x 22'1 (3.81m x 6.73m)

Stairs from first floor with fitted carpet. Pendant ceiling light and radiator. Door to master bedroom. Window overlooking the front. Velux ceiling window to the rear. Recessed storage cupboard housing Ideal gas boiler. Eaves storage cupboard. Fitted carpet. Radiator. Pendant ceiling light. Loft access hatch. Door to en suite.

Master En Suite 6'2 x 8'4 (1.88m x 2.54m)

Modern fitted suite in white with features to include: corner shower cubicle with tiled walls and wall mounted, mains connected shower. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Velux ceiling window to rear. Tiled floor. Part tiled walls. Radiator. Pendant ceiling light. Extractor fan.

Outside

To the front of the property is off road driveway parking for several vehicles leading to a detached garage - up and over door, light & power. Front garden with path leading to front door. Side gate leads to an enclosed rear garden with spacious patio with access from the living room, a flat parcel of lawn and a raised decked entertaining area.

Services

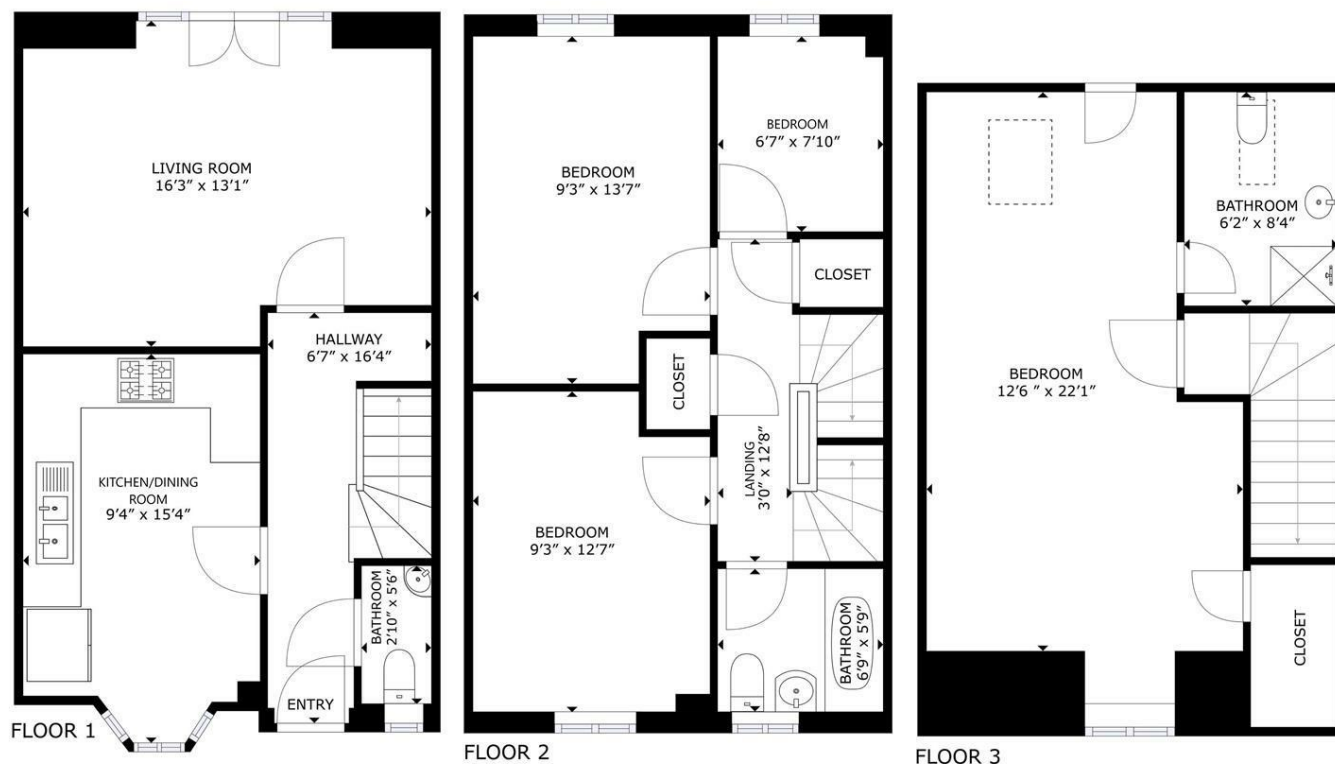
All mains services are connected to the property. Gas central heating. UPVC double glazing throughout.











GROSS INTERNAL AREA
FLOOR 1: 434 sq. ft FLOOR 2: 450 sq. ft
FLOOR 3: 406 sq. ft, TOTAL: 1,300 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

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

