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Wenvoe Close, Wenvoe CARDIFF

£625,000

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About the property

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.

To the ground floor, the property comprises of; hallway, cloakroom, living room, kitchen/ diner, utility room, 2nd reception room and shower room which have been added as an additional extension. To the first floor, 4 bedrooms and family bathroom. There is potential to convert the loft subject to planning permission. Larger than average corner plot from front to back.

The property lends itself well to multi-generational living. The ground floor Reception Room and Shower Room could be adapted to ground floor living/ annex, already benefiting from a private entrance hallway.

Accommodation

Hallway

Larger than average entrance hallway. Enter via wooden door, fitted carpet, power points, radiator, stairs ascending to first floor. Plenty of space for seating. Built in storage cupboard for coats etc.

Living Room/ Dining Room

22' 6" x 14' 6" (6.86m x 4.42m)
Spacious living/ dining area. Plenty of space for dining table and chairs. T.V. point, power point, radiator, fitted carpet, window to the front and rear aspects, overlooking the gardens, French doors to rear garden.

Kitchen/ Diner

17' 2" x 10' 7" (5.23m x 3.23m)
Matching wall and base units with complimentary work tops, inset sink, drainer and mixer tap, free standing range cooker with overhead cooker hood, power points, radiator, tiled floor, plenty of space for dining table and chairs, fitted pantry, window to rear overlooking the gardens.

Utility Room

12' 3" x 10' 6" (3.73m x 3.20m)
Matching wall and base units with complementary worktops, space and plumbing for utilities, inset sink, drain and mixer, tiled areas, power point, fitted storage cupboard, window and door to rear, giving access to Rear Garden. Additional door to front of house.





Inner Hallway

UPVC door from front, also giving access to internal living areas. *Ideal private entrance for potential annex*.

Reception Room *annex*

33' 8" x 15' 1" (10.26m x 4.60m)
IDEAL FOR GROUND FLOOR BEDROOM/ LIVING AREA
This larger than average extension could be used as ground floor living accommodation, ideal for an annex. Fitted carpet, power points, radiator, private patio doors to rear garden aspect.

Ground Floor Shower Room

7' 9" x 6' 2" (2.36m x 1.88m)
W.C., wash hand basin, shower cubicle, vinyl flooring, radiator, window to side aspect.

Landing

Fitted carpet, fitted storage cupboard, radiator, power points, loft hatch *POTENTIAL TO CONVERT LOFT subject to planning*, window to side aspect.



Bedroom 1

14' 5" max x 11' 8" plus wardrobes (4.39m max x 3.56m plus wardrobes)
Fitted carpet, fitted wardrobe, power points, radiator, window to front aspect.

Bedroom 2

14' 4" plus wardrobes x 10' 4" (4.37m plus wardrobes x 3.15m)
Fitted carpet, fitted wardrobe, power points, radiator, window to the front aspect.

Bedroom 3

12' 8" plus wardrobe x 9' 8" (3.86m plus wardrobe x 2.95m)
Fitted carpet, fitted wardrobe, power points, radiator, inset sink, window to rear overlooking the private rear garden.

Bedroom 4

8' 4" x 7' 6" (2.54m x 2.29m)
Laminate flooring, power points, radiator, window to rear overlooking the private rear garden.



Bathroom

8' 4" x 7' 6" (2.54m x 2.29m)
W.C, wash hand basin, bath, separate shower cubicle, splash back tiled areas, radiator, window to rear aspect.

Garage

17' 10" x 9' (5.44m x 2.74m)
Pull up-and -over door to front driveway, power points, lighting. *Potential to convert to Reception Room/ Home Office/ Gym/ Additional Bedroom*. Side door providing additional access to front of house.

Outside

To The Front

Driveway for multiple vehicles, side access to rear garden, two private entrance hallways; one for main house, additional entrance to side reception room and shower room *Ideal for Annex*, complimentary shrubs and hedging to front corner plot.

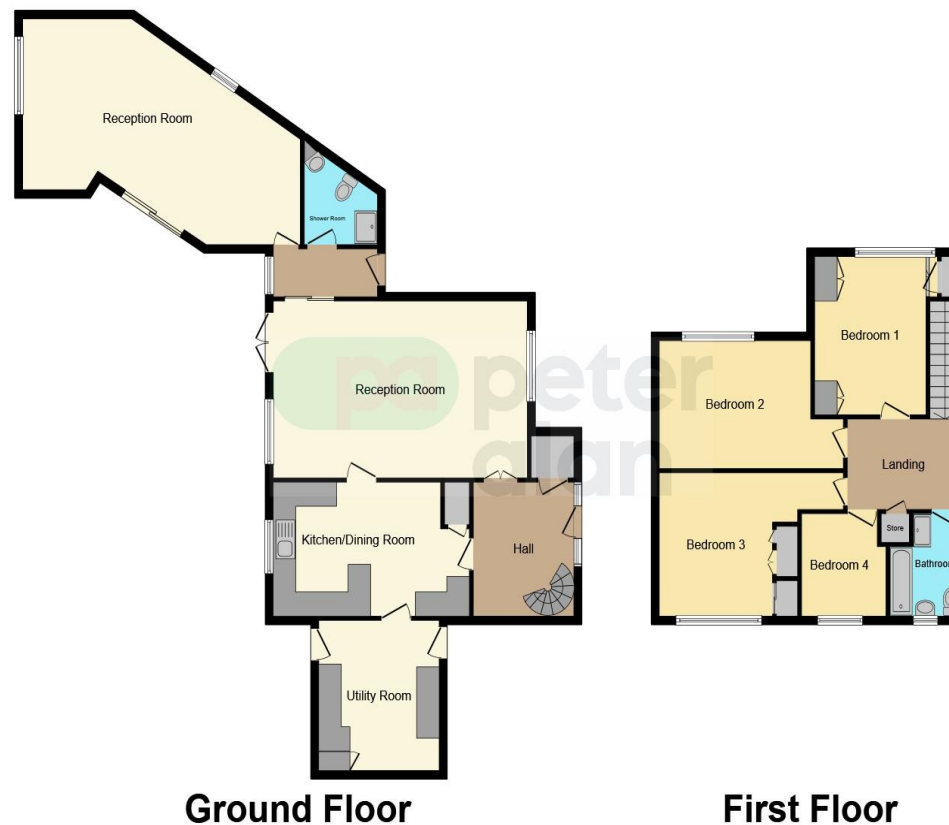
To The Rear

Larger than average corner plot, extending behind the mature shrubs and trees. Patio areas, laid to lawn, complimentary trees, shrubs and flower beds, outside tap, side access to front.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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