

 4  2  1
Wenvoe Close, Wenvoe Cardiff
offers over £485,000

 **peter
alan**

02920 513151
penarth@peteralan.co.uk



About the property

NO CHAIN - OPEN PLAN LIVING SPACE & UTILITY ROOM- DRIVEWAY & GARAGE

A spacious four bedroom semi detached family home modernised to a high standard. Comprising of an entrance hall, lounge, an open plan Kitchen/Diner with doors to the rear garden, a utility room and downstairs wc. Upstairs offers three bedrooms, the fourth is currently used as a shower room, a bathroom and an attic room. It further benefits from a landscaped rear garden, driveway & garage.

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

Entrance Hall

Carpet, radiator, doors to lounge and kitchen diner, stairs to first floor.

Lounge

14' 3" x 10' 4" (4.34m x 3.15m)
Window to front, carpet, radiator.

Kitchen/Diner

25' 4" max x 17' 6" max (7.72m max x 5.33m max)
Doors to rear garden, two windows to rear, wall and base units, oven, hob & extractor, Belfast sink, integrated dish washer, space for fridge freezer, tiled floor, radiator, space for dining table. Door to utility room.

Utility Room

12' x 11' 5" (3.66m x 3.48m)
Door to front and rear, window to rear, wall and base units, sink, space for washing machine and tumble dryer, tiled floor, door to wc.

Wc

Window to rear, wc, sink, tiled floor and walls.

Landing

Carpet, doors to bedrooms, bathroom and shower room, stairs to attic room.

Bedroom One

11' 5" x 10' 7" (3.48m x 3.23m)
Window to rear, carpet, radiator.

Bedroom Two





10' 3" x 9' 8" (3.12m x 2.95m)
Window to front, wood effect flooring, radiator.

Bedroom Three

12' 6" x 10' 4" (3.81m x 3.15m)
Window to front, wood effect flooring, radiator, built in wardrobe.

Bathroom

Window to rear, shower, bath, sink, wc, heated towel rail, tiled floor and walls.

Shower Room

Originally the fourth bedroom, its currently used as a Jack and Jill shower room. Window to rear, wc, sink, double shower, tiled floor and walls.

Attic Room

12' 8" x 11' 6" (3.86m x 3.51m)
Velux style window, carpet, radiator.

Outside



To the front of the property there is a driveway and access to a garage. The rear enclosed garden is beautifully landscaped, laid to lawn with a patio area.

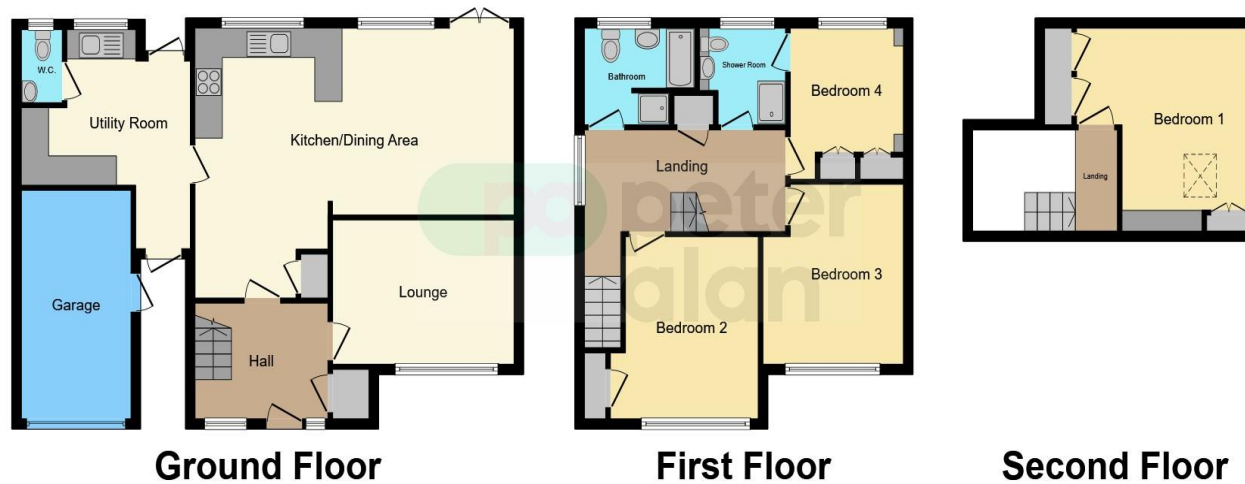






02920 513151

penarth@peteralan.co.uk



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

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

