



## Walston Road

Wenvoe, Cardiff, CF5 6AW

Asking Price £725,000

KNIGHTS are delighted to offer the sale of this beautiful home on Walston Road, Wenvoe. Boasting beautiful vale views, four double bedrooms, double garage and spacious balcony to enjoy the surroundings. This dormer bungalow is in immaculate condition and is a must see to appreciate the size and the views. Shops and public transport routes nearby.

Property briefly comprising; Entrance hallway, Open Living/Dining room, Kitchen, Utility room, Two double Bedrooms, Shower room and separate W/C to the ground floor. Grand master suite comprising of Bedroom, Sitting room, En-suite and veranda, then second double bedroom to the first floor. Double garage and additional off road parking for multiple vehicles. Impressive wrap around gardens.

- Impressive vale views
- Four double bedrooms
- Double garage
- Immaculate condition
- Beautiful wrap around gardens

### Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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## ENTRANCE

Via UPVC door with obscure glass panels leading into;

## HALLWAY

Obscure glass windows to the front elevation framing the entrance door. Coving and ceiling rose. Staircase rising to first floor landing with fitted carpet. Smoke detector. Wood flooring. Doors off to all rooms.

## OPEN LIVING/DINING

27'10" x 13'10"

UPVC double glazed bay window to the front elevation with beautiful vale views. UPVC double glazed double doors and windows to the rear elevation overlooking and leading to the rear garden. Coving and two ceiling roses. Built in feature gas fire. Three radiators. Fitted carpet. Door into;

## KITCHEN

16'5" x 10"

UPVC double glazed window and door to the rear elevation overlooking and leading to the rear garden. Coving and spotlights to ceiling. Range of modern wall and base units with work surfaces over. Built in double oven, microwave/grill and warming drawer. Five ring gas hob with extractor fan above. Stainless steel one and a half bowl sink and drainer with mixer tap over. Integrated dishwasher. Tiling to splash back areas. Radiator. Wood effect flooring. Door into;

## UTILITY ROOM

9'5" x 3'6"

Ample space and plumbing for white goods and upright fridge/freezer. Extractor fan. Tiling to floor.

## BEDROOM THREE

12'8" to wardrobes x 11'11"

UPVC double glazed window to the front elevation with far reaching views. Built in wardrobes with sliding mirror doors. Radiator. Fitted carpet.

## BEDROOM FOUR

10'9" x 12"

UPVC double glazed window to the front elevation with the lovely vale views. Coving and ceiling rose. Radiator. Fitted carpet.

\*currently utilized as a separate dining room\*

## BATHROOM

8'4" x 7'

UPVC double glazed obscure window to the rear elevation. Coving to ceiling. Tiling to all walls. Three piece suite comprising; Free standing bath with mixer tap over, Walk in shower cubicle with wall mounted mixer shower and vanity unit housing the wash hand basin with mixer tap over. Heated towel rail. Tiling to floor.

## W/C

UPVC double glazed obscure window to the rear elevation. Coving to ceiling. Tiling to all walls. Vanity unit housing the wash hand basin with mixer tap over and low level W/C. Tiling to floor.

## FIRST FLOOR LANDING

Velux window to the rear elevation. Coving to ceiling. Smoke detector. Access into eaves storage space. Large walk in storage cupboard. Fitted carpet. Doors off to both bedrooms.

## MASTER SUITE

### BEDROOM

12'5" x 12'0"

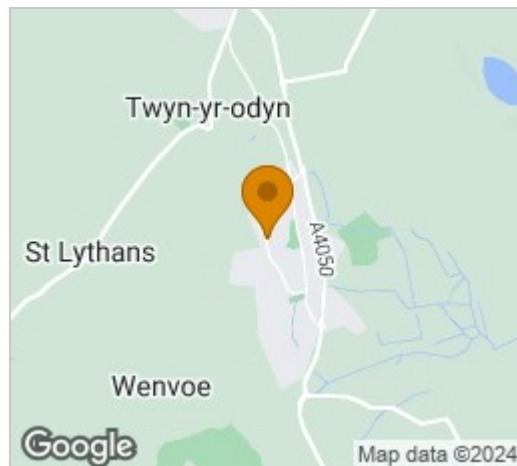
Large UPVC double glazed windows to the front elevation with impressive views. Coving to ceiling. Range of deep fitted wardrobes with sliding doors. Radiator. Fitted carpet. Open to;

## SITTING ROOM

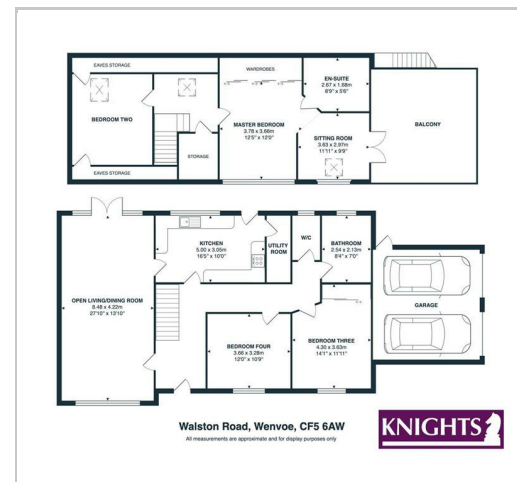
11'11" x 9'9"

Two Velux windows to the front elevation with the same impressive views. UPVC double glazed patio doors to the side elevation giving access onto the balcony. Coving to ceiling. Access to loft space. Radiator. Continuation of the fitted carpet.

## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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