



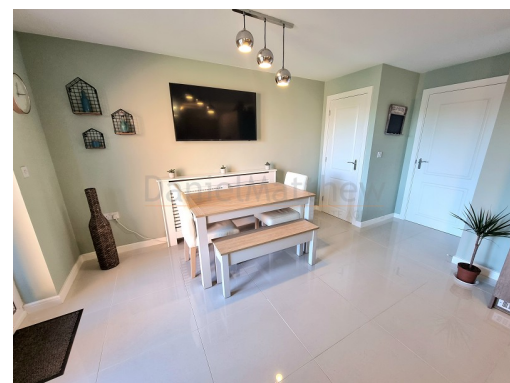
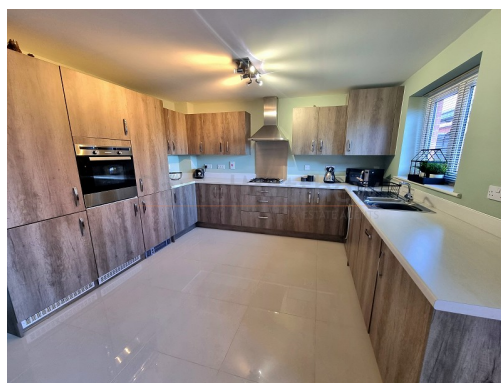
Picca Close, Cardiff. CF5 6XR

£395,000



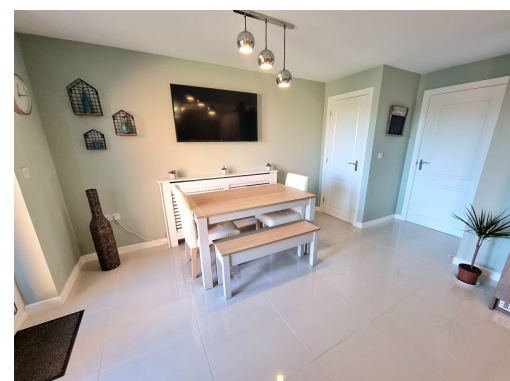
Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
01446 502 806

DanielMatthew
ESTATE AGENTS



Picca Close, Cardiff. CF5 6XR £395,000

Daniel Matthew are delighted to offer to the market this beautifully presented four bedroom detached family home, constructed by Bellway Homes. Property is situated in the popular development of St Lythans Park. Property comprises to the ground floor, hallway, cloakroom, lounge and large family/dining room. To the first floor four bedrooms with ensuite to the main bedroom and family bathroom. Further benefits are front garden and recently landscaped rear garden, driveway for three vehicles and single garage. This property is not to be missed, please contact our office on 01446 502806 to arrange your viewing.



Hallway

Enter via a composite door, plain ceiling, plain walls, wood effect laminate flooring, radiator, storage cupboard, staircase leading to first floor, doors leading into;-

Cloakroom/w.c (5' 02" x 3' 03") or (1.57m x 0.99m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, tiled flooring, two piece white suite comprising low level WC and pedestal wash hand basin with mixer tap, radiator, wall mounted electric consumer unit.

Lounge (17' 09" x 10' 08") or (5.41m x 3.25m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, wood effect laminate flooring, radiator.

Kitchen / Dining Room (18' 06" Max x 12' 02" Min) or (5.64m Max x 3.71m Min)

UPVC double glazed window to rear aspect, UPVC double glazed patio doors leading to enclosed rear garden, plain ceiling, plain walls, tiled flooring, radiator, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, four ring gas hob and extractor fan, newly fitted electric cooker, integrated dishwasher and fridge/freezer, plumbing for washing machine, wall mounted boiler. Ideal space for a large table and chairs.

Landing

Plain ceiling, plain walls, fitted carpet, storage cupboard housing water tank, loft access, doors leading into;-

Bedroom One (15' 04" Max x 10' 07") or (4.67m Max x 3.23m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator, door leading into en-suite.

En Suite (7' 01" x 3' 08") or (2.16m x 1.12m)

UPVC double glazed obscured window to side aspect, plain ceiling with extractor fan, partially plain and tiled walls, tiled flooring, radiator, three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, shower cubicle with glass sliding doors and mains overhead shower.

Bedroom Two

UPVC double glazed window to rear aspect, plain ceiling, plain walls, fitted carpet, radiator.

Bedroom Three (10' 02" x 8' 04") or (3.10m x 2.54m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.

Bedroom Four (8' 05" x 8' 00") or (2.57m x 2.44m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator, currently being used as a playroom. Could also be used as an office.

Bathroom

UPVC obscured window to side aspect, plain ceiling, partially tiled and plain walls, tiled flooring, radiator, three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and panelled bath with mixer tap.

Rear Garden

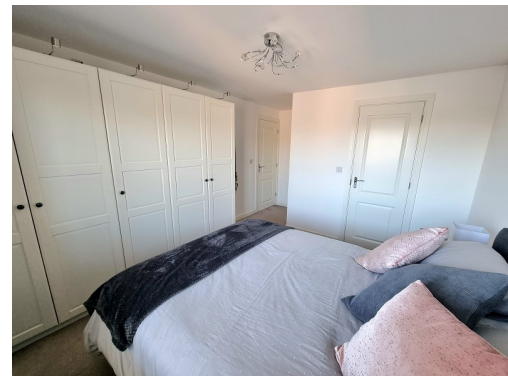
Recently landscaped enclosed rear garden comprising patio area, brick and fenced boundaries, artificial grass area, composite decking to rear of garden, storage space behind garage, side gate leading to driveway.

Garage

Up and over door, NO power or lighting.

Tenure

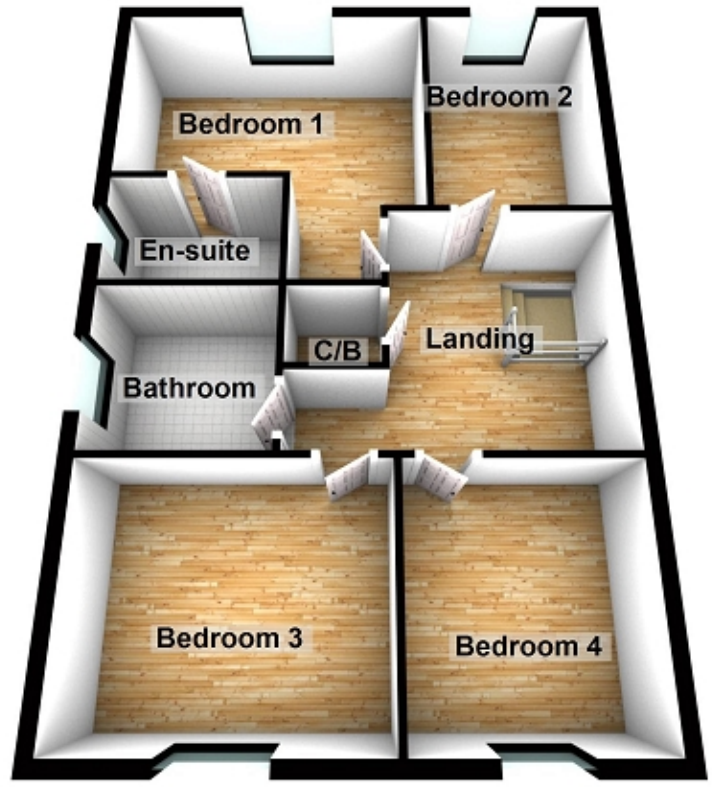
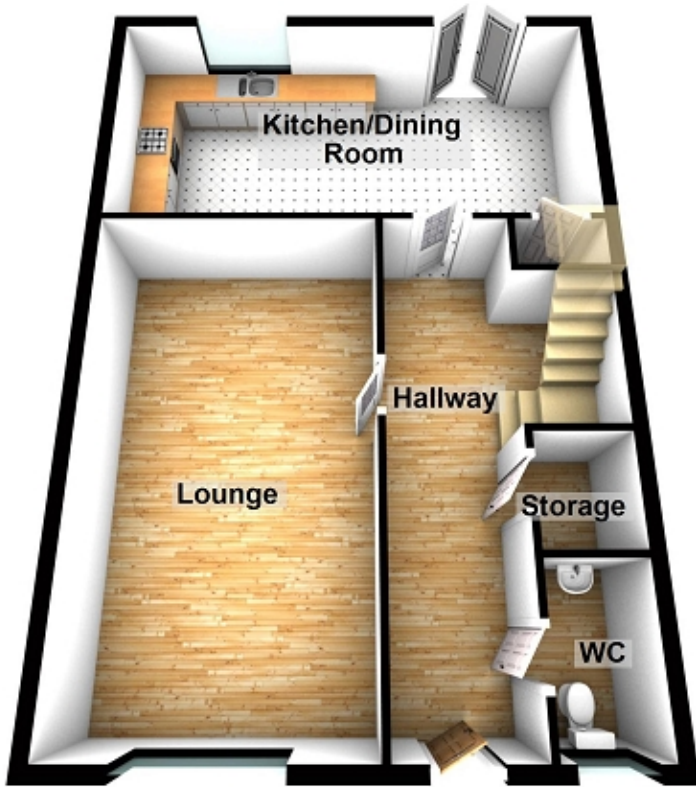
The resale tenure for this property is Freehold




Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(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, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Daniel Matthew Estate Agents
 14 High Street
 Barry
 CF62 7EA
 01446 502 806
 barry@danielmatthew.co.uk

Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.