

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



GOLDSLAND WALK
WENVOE



ENTRANCE HALLWAY

KITCHEN / BREAKFAST ROOM
3.34m x 4.90m (10'11" x 16'0")

LIVING ROOM
5.96m x 3.18m (19'6" x 10'5")

UTILITY
1.84m x 2.03m (6'0" x 6'7")

DOWNSTAIRS WC
1.92m x 0.96 (6'3" x 3'1")

SUN ROOM / CONSERVATORY
3.83m x 3.79m (12'6" x 12'5")

GARAGE
3.04m x 5.84m (9'11" x 19'1")
Integral door from hallway

TO THE FIRST FLOOR

MASTER BEDROOM
3.13m x 4.39m (10'3" x 14'4")

ENSUITE
1.21m x 2.45m (3'11" x 8'0")

BEDROOM TWO
3.13m x 3.18m (10'3" x 10'5")

BEDROOM THREE
3.56m x 3.06m (11'8" x 10'0")

BATHROOM
2.08m x 1.96m (6'9" x 6'5")

BEDROOM FOUR
2.96m x 2.15m (9'8" x 7'0")

GARDEN

TENURE

COUNCIL TAX

ADDITIONAL INFORMATION.

No Chain
Vacant Possession

Primary School Catchment
Gwenfo C/W Primary School
Ysgol Gwaun y Nant
St Helens R.C Primary School




Secondary School Catchment
Ysgol Gymraeg Bro Morgannwg
St Richard Gwyn RC High School
St Cyres Comprehensive School





GOLDSLAND WALK

WENVOE, CF5 6FD - £490,000

 4 Bedroom(s)  2 Bathroom(s)  1356.00 sq ft

JeffreyRoss are pleased to bring to the market this impressive detached family home located in a peaceful setting on this highly desirable Redrow development of The Grange in Wenvoe. The accommodation briefly comprises: Entrance Hall, Kitchen / Breakfast room, large living room that opens onto an impressive sun room, separate laundry room, downstairs WC and internal access to the single garage. To the first floor are four good size bedrooms, with an En-Suite to the Master and a Family Bathroom. The property further benefits from a beautifully maintained rear garden as well as two driveway parking spaces to the front. Wenvoe village is a popular commuter village conveniently situated for the City of Cardiff and is located in the Vale of Glamorgan on the western side of a shallow valley between Cardiff and Barry, surrounded by woods and farmland, and only a few miles from the sea. Nearby Culverhouse Cross retail park includes a wide range of shops, M&S and Tesco supermarkets and a number of food outlets plus easy access to the M4 Motorway. There is also the highly regarded Wenvoe primary school. The property is offered to the market with no onward chain.



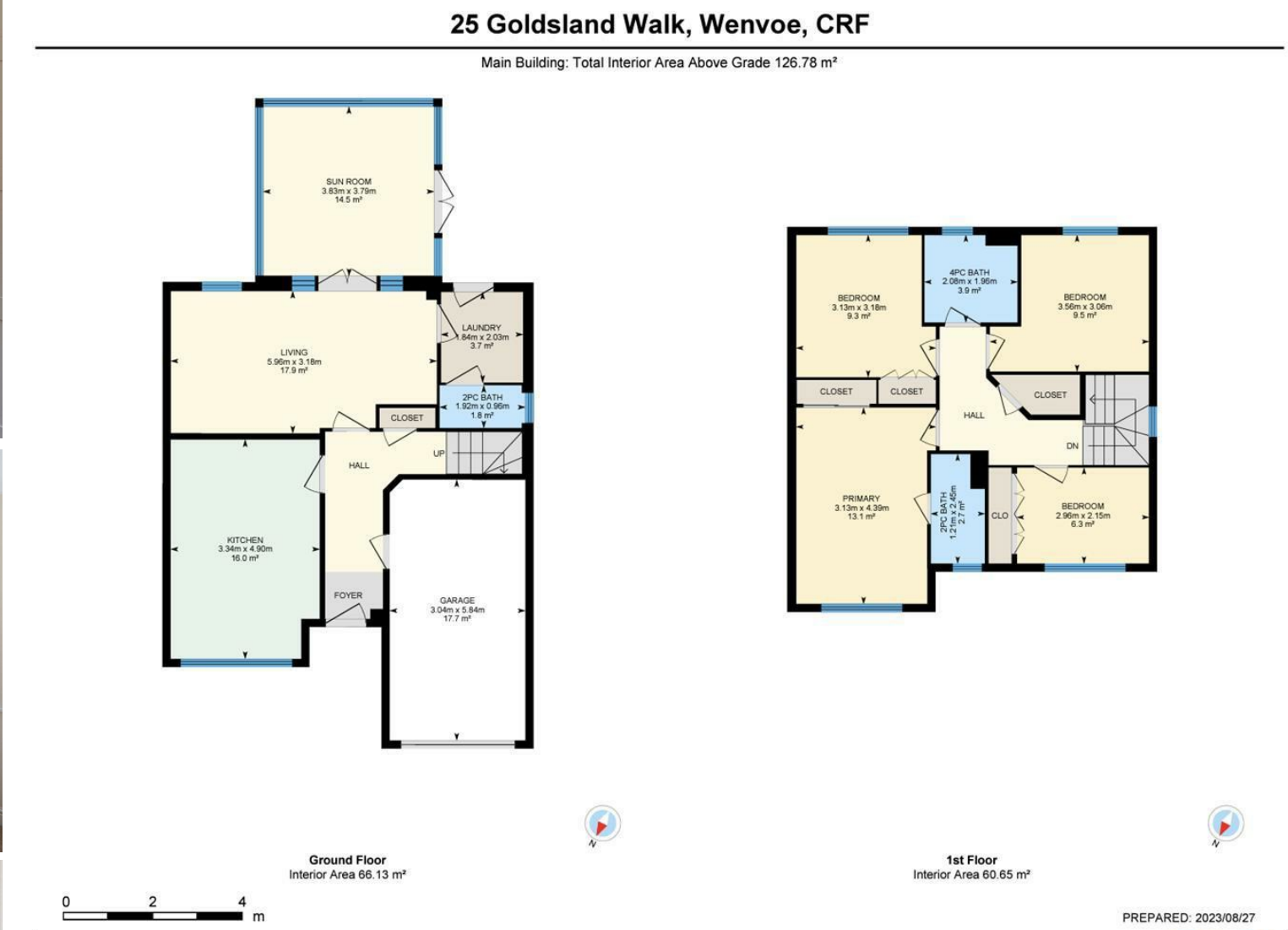
PROPERTY SPECIALIST

Mr Jeff Hopkins
jeff@jeffreygross.co.uk
02920 499680
Valuer





Goldsland Walk, Wenvoe, Cardiff



PREPARED: 2023/08/27

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	