



WENVOE TERRACE





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, CF62 7ES - £325,000



3 bedroom(s)



1 bathroom(s)



1496.00 sq ft

Jeffrey Ross are proud to present For Sale this Victorian mid terrace with accommodation over 3 floors. Beautifully presented throughout, this house now makes for a stunning home.

Includes many original features such as exposed natural floorboards.

Boasting from all floors an elevated view over Barry towards the Bristol Channel & beyond.

Many exquisite features include cast iron log burner, bespoke Thomas Sanderson Shutters in the lounge and master bedroom, newly fitted kitchen, newly fitted bathroom & cloakroom plus bespoke floor to ceiling wardrobes by Sharps in 2 bedrooms.

Briefly comprising a welcoming entrance hall, 2 roomed lounge - log burner, dining area open to the extensively fitted kitchen. To the first floor there are 2 double bedrooms - Sharps wardrobes to the both, the stylishly appointed bathroom and separate cloakroom. Finally a formal loft conversion provides the 3rd bedroom.

Complimented with upvc double glazing and gas central heating.

At the rear a generous garden with 2 patios plus timber Gazebo.

Viewing highly recommended.

PROPERTY SPECIALIST

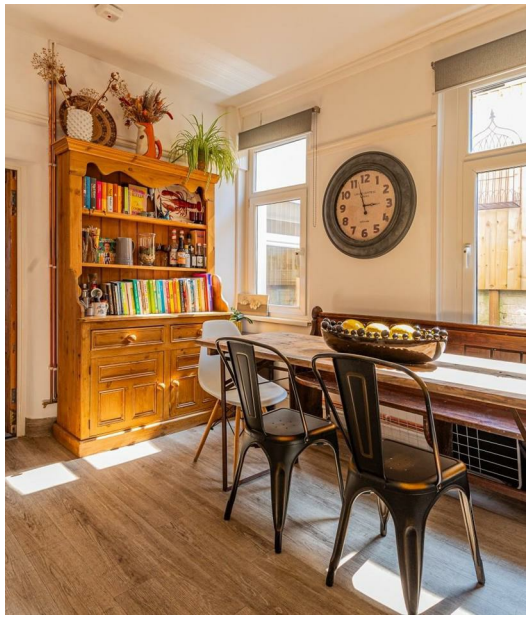
Mr Paul Davies

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Negotiator







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















ENTRANCE HALL

Enter through an open porch and via a upvc door into a spacious and welcoming entrance hall, allowing access to both living rooms, exposed natural floorboards, stairs rise to the first floor with a generous storage cupboard beneath.

LOUNGE

8.28m into bay x 3.71m max (27'2" into bay x 12'2" max)

large through room with a wide bay window to the front with fitted bespoke shutters by Thomas Sanderson commanding an elevated view towards the Bristol Channel & beyond, exposed natural floorboards, TV point, tiled fire grate, within the rear of the room an inglenook fire grate with an inset cast iron log burner and oak mantle, window to rear.

DINING AREA

4.01m x 3.40m max (13'2" x 11'2" max)

Generous living room with space for table & chairs, 2 windows to side, built in cupboard to the corner.

KITCHEN

3.71m x 3.43m (12'2" x 11'3")

Refitted with an extensive range of contemporary 2 tone wall and base units with laminate worktop and inset one & half bowl sink & drainer with mixer tap and bevel tiled splash backs, plumbed for dishwasher and washing machine with space for tumble drier and

fridge/freezer, electric cooker with cooker hood over, soft close doors & drawers, 2 windows to rear plus side window and door to the garden.

FIRST FLOOR LANDING

Access to all first floor rooms with stairs rising to the second floor.

BEDROOM 1

4.45m to robes x 4.52m into bay (14'7" to robes x 14'10" into bay)

Large master bedroom with front window and deep bay window both affording a stunning roof top view towards the Bristol Channel & beyond plus each benefitting from fitted bespoke shutters by Thomas Sanderson, to one complete wall - bespoke floor to ceiling wardrobes fitted by Sharps, pine floorboards.

BEDROOM 2

3.58m max x3.18m max (11'9" max x10'5" max)

Double bedroom, built in floor to ceiling 'wrap-around' wardrobes by Sharps, window to rear.

BATHROOM

Stylishly appointed modern white suite comprising a panel double ended bath, vanity wash hand basin, double shower cubicle - glass screen and close coupled wc, heated chrome towel rail, extractor fan, window to rear, to one corner a cupboard housing the gas combination boiler.

CLOAKROOM

Beautifully appointed with side fitted base units with laminate worktop and 2 fitted over counter china wash hand basins each with a mixer tap, window to side.

SECOND FLOOR LANDING

Glass blocks from the 3rd bedroom allow light through.

BEDROOM 3

5.03m max x 4.72m max (16'6" max x 15'6" max)

Converted from within the loft, Velux roof window to the rear plus 2 Velux roof windows facing the front and boasting a spectacular view over Barry and the Bristol Channel and beyond.

GARDEN

2 tier frontage - slate chipping's, boundary wall and wrought iron railings, steps to the front door.

Generous rear enclosed garden - boundary wall, exterior double power socket, outside tap, exterior light, central timber Gazebo with stone chipping's - perfect seating/dining area, paved patio plus garden shed. Rear lane access.

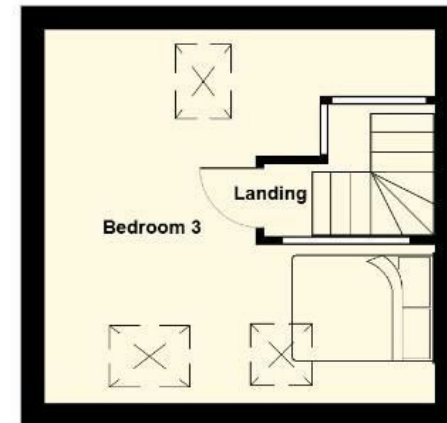
INFORMATION

We believe the property is Freehold.
Council Banding - Band E £2,559

“ This amazing property boasts a spectacular view over Barry to the Bristol Channel & beyond. The beautiful presentation beckons you to take in the incredible attention to detail throughout. The current owners have lovingly improved this glorious house making it a stunning home - a joy to come home to.

Comments by Mr Paul Davies





www.jeffreyross.co.uk

Jeffrey Ross