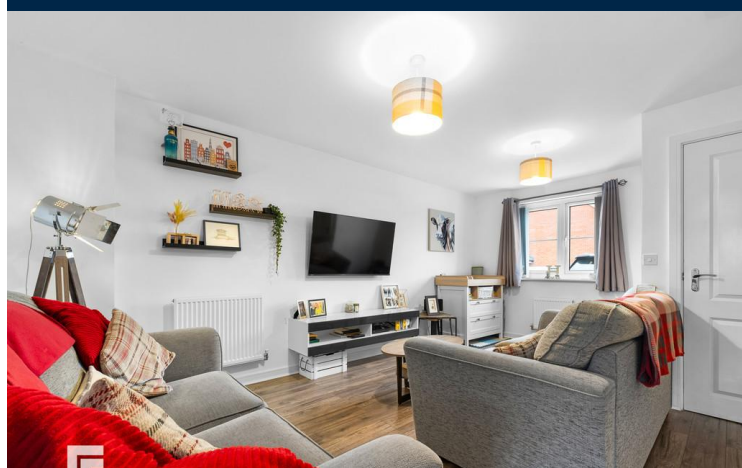




PICCA CLOSE
WENVOE
CARDIFF CF5 6XP

ASKING PRICE OF
£289,950



END TERRACED HOUSE



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IMMACULATELY PRESENTED, THREE BEDROOM, END OF TERRACE HOUSE IN WENVOE MGY are delighted to bring to market this beautifully presented, family home situated on the popular Picca Close, Wenvoe. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC, three bedrooms - master ensuite, and family bathroom. The property further benefits from having a private driveway with space for two vehicles and an electric charging point, a great size and low maintenance rear garden and has gas central heating and double glazing throughout.

Viewing highly recommended

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 818 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via front door leading from private driveway. Laminate flooring. Pendant light. Door to downstairs WC and lounge.

LOUNGE

Continuation of laminate flooring. Double glazed uPVC window to front aspect. Pendant light fittings. Radiators. Power points. TV and telephone point. Stairs rising to first floor. Door to kitchen/diner.

KITCHEN/DINER

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with hot and cold tap over and four ring gas hob with extractor above and oven beneath. Integrated appliances such as fridge/freezer, washing machine and dishwasher. Pendant light fitting. Double glazed uPVC window to rear aspect. Power points. Double glazed door leading to rear garden. Laminate flooring. Door to under stairs storage.

DOWNSTAIRS WC

Tiled flooring. WC. Obscure double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Pedestal wash hand basin with mixer tap over and tiled splashback. Extractor fan.

FIRST FLOOR

Carpet to floor. Pendant light fitting. Radiator. Power points. Doors to all bedrooms, family bathroom and storage cupboard (housing water tank).

MASTER BEDROOM

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Power points. Radiator. Door to ensuite shower room.

ENSUITE

Laminate flooring. Partially tiled walls. Obscure double glazed uPVC window to side aspect. WC. Pedestal wash hand basin with mixer tap over. Wall mounted mirror. Walk in shower cubicle with mains powered shower over. Pendant light fitting. Extractor fan. Radiator.

BEDROOM TWO

Continuation of carpet to floor. Pendant light fitting. Power points. Radiator. Double glazed uPVC window to rear aspect.

BEDROOM THREE

Carpet to floor. Double glazed uPVC window to front aspect. Pendant light fitting. Radiator. Power points.

BATHROOM

Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over, and panelled bath hot and cold tap over and shower attachment above. Obscure double glazed uPVC window to rear aspect. Radiator. Pendant light fitting. Extractor fan.

OUTSIDE

Front - Driveway to front with space for two vehicles. Walk way to front door. Fence and wall border. Electric charging point. Slate shingled area.
Rear - Laid to patio. Artificial grass area. Fence border. Slate shingled area.

TENURE

MGY have been advised that the property is FREEHOLD.



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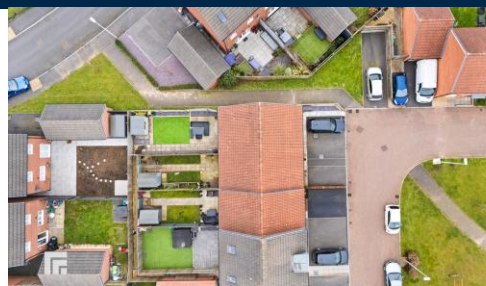


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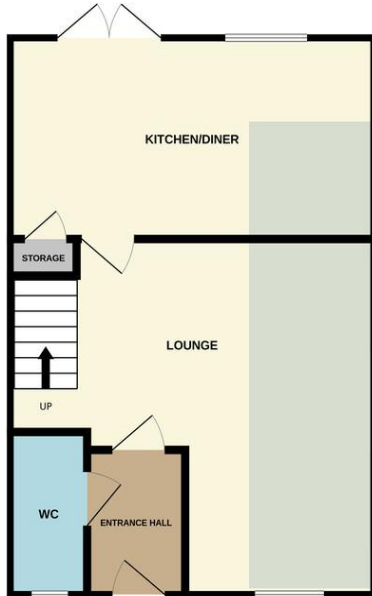


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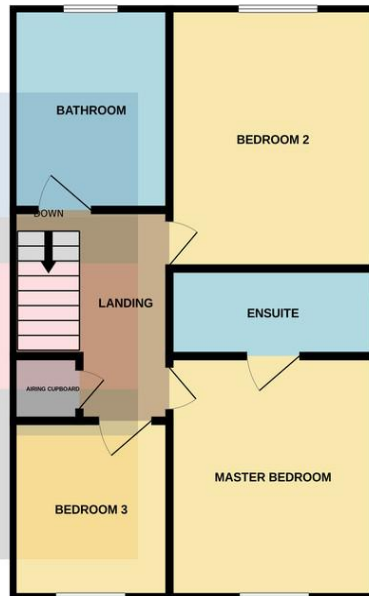


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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