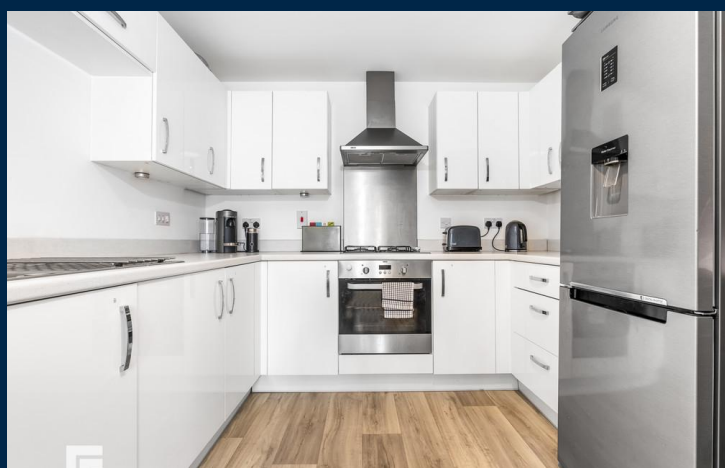




PICCA CLOSE
ST LYTHANS PARK
CARDIFF CF5 6XP

ASKING PRICE OF
£349,950



FOUR BEDROOM SEMI-DETACHED HOUSE



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IMMACULATELY PRESENTED, FOUR BEDROOM, SEMI-DETACHED HOUSE IN WENVOE MGY are delighted to bring to market this beautiful family home situated on the popular St Lythans Park development, Picca Close in Wenvoe. The modern accommodation is split over three floors and briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC, four bedrooms - master with ensuite and family bathroom. The spacious property further benefits from a driveway with space for three cars, a good sized garage, large well maintained rear garden, double glazing throughout and gas central heating. *Viewing highly recommended*

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,249 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FRONT

Laid to lawn with paved pathway leading to front door. Fully serviced alarm. Access to Garage.

ENTRANCE HALL

Entered via front door leading from private front garden. Laminate flooring. Pendant light fittings. Power points. Radiator. Doors to lounge, kitchen/diner, and downstairs WC. Under stairs storage space. Stairs rising to first floor.

LOUNGE

16' 0" x 10' 3" (4.9m x 3.14m)
Spacious living room. Carpet to floor. Pendant light fitting. Power points. TV and telephone point. Radiator. Double glazed uPVC windows and French doors leading to rear garden. Ample natural daylight.

KITCHEN/DINER

13' 7" x 9' 1" (4.15m x 2.77m)
Modern kitchen. Continuation of laminate flooring from hallway. Double glazed uPVC bay window to front aspect with inset blinds. Radiator. Pendant light fitting. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring gas hob with extractor above and oven beneath. Tiled splashback. Integrated appliances such as dishwasher and washing machine. Space for fridge/freezer. Power points.

DOWNSTAIRS WC

Continuation of laminate flooring. Radiator. Pendant light fitting. WC. Pedestal wash hand basin with mixer tap over and tiled splashback behind. Double glazed uPVC window to front aspect. Extractor fan.

FIRST FLOOR

Carpet to floor. Doors to three bedrooms, family bathroom and storage cupboard, housing hot water tank. Pendant light fitting. Power points.

BEDROOM TWO

12' 2" x 9' 2" (3.73m x 2.80m)
Double bedroom. Carpet to floor. Double glazed uPVC window to front aspect. Radiator. Power points. Pendant light fitting.

BEDROOM THREE

13' 6" x 9' 2" (4.12m x 2.80m)
Double bedroom. Carpet to floor. Double glazed uPVC window to rear aspect. Power points. Pendant light fitting. Radiator.

BEDROOM FOUR

12' 2" x 9' 2" (3.73m x 2.80m)
Continuation of carpet to floor. Pendant light fitting. Power points. Radiator. Double glazed uPVC window to rear aspect.

BATHROOM

Laminate flooring. Partially tiled walls. White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over and panelled bath with hot and cold tap over and mains powered shower above. Pendant light fitting. Double glazed uPVC window to front aspect.

SECOND FLOOR

Carpet to floor. Radiator. Pendant light fitting. Door to master bedroom.



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MASTER BEDROOM

22' 5" x 12' 7" (6.84m x 3.85m)

Extremely spacious master bedroom. Carpet to floor. Pendant light fitting. Power points. Radiator. Double glazed uPVC windows to front aspect and Velux window to rear aspect. Storage cupboard housing boiler. Door leading to ensuite.

ENSUITE

Large modern en-suite. Laminate flooring. Partially tiled walls. Velux window to rear aspect. Pendant light fitting. WC. Pedestal wash hand basin with mixer tap over. Walk in shower cubicle with mains powered shower over. Chrome heated towel rail.

GARDEN

Large rear garden. Laid to lawn with patio area. Fence surround. Accessed from the lounge and additional side gate.

GARAGE

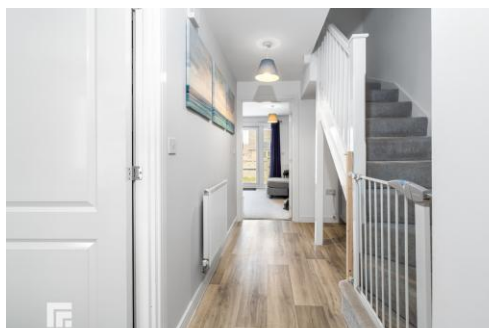
Single garage with LED Strips light, double power socket and built in fully serviced alarm. Driveway with space for three cars.

TENURE

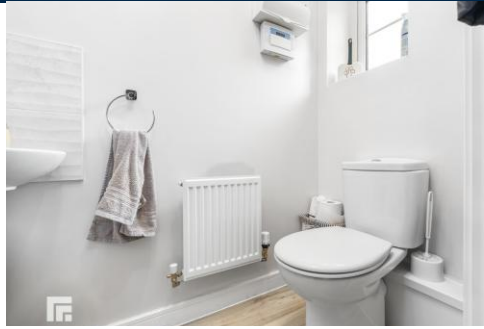
MGY have been advised that the property is FREEHOLD. NHBC warranty in place.



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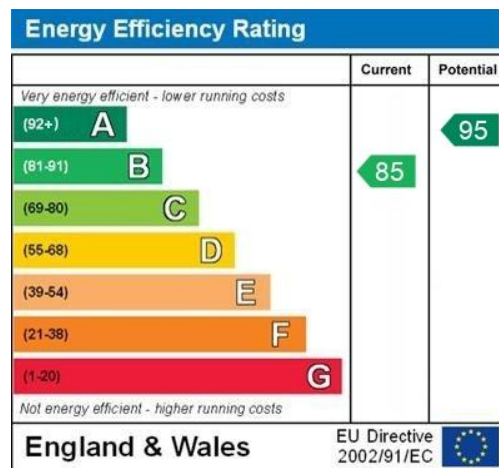


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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