



PICCA CLOSE
ST LYTHANS PARK
WENVOE
CF5 6XR

ASKING PRICE OF
£235,000



TWO BEDROOM END TERRACED HOUSE



2



1



2



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IMMACULATELY PRESENTED, TWO BEDROOM, END TERRACED 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, downstairs WC, two double bedrooms, and family bathroom. The property further benefits from having a private driveway, 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: 678 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via door leading from private driveway. Laminate flooring. Pendant light fitting. Radiator. Doors to kitchen, lounge and downstairs WC. Power points. Stairs rising to first floor.

LOUNGE

12' 9" x 16' 1" (3.89m x 4.9m)

Laminate flooring. Pendant light fitting. Power points. TV and telephone point. Radiator. Double glazed uPVC French doors leading to rear garden. Door to storage cupboard.

KITCHEN

6' 0" x 10' 7" (1.83m x 3.23m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with tap over and four ring gas hob with extractor above and oven beneath. Tile effect splashback. Vinyl tile effect flooring. Space for fridge/freezer and space and plumbing for washing machine. Power points. Double glazed uPVC window to front aspect.

DOWNSTAIRS WC

3' 3" x 5' 7" (0.99m x 1.7m)

Vinyl tile effect flooring. W.C. Pedestal wash hand basin with mixer tap over and tiled splashback. Pendant light fitting. Double glazed obscure uPVC window to front aspect.

FIRST FLOOR

Carpet to stairs. Pendant light fitting. Access to insulated and part boarded loft space with fitted ladder. Power points. Doors leading to bedrooms, bathroom and large storage cupboard, which is currently used as a utility room.

MASTER BEDROOM

12' 9" x 11' 9" (3.89m x 3.58m)

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

BEDROOM TWO

12' 9" x 7' 7" (3.89m x 2.31m)

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

BATHROOM

5' 0" x 7' 0" (1.52m x 2.13m)

Modern bathroom. Vinyl tile effect flooring and partially tiled walls. White three-piece-suite comprising W.C, pedestal wash hand basin with mixer tap over and panelled bath with mixer tap and shower over. Extractor fan. Pendant light fitting. Radiator. Double glazed obscure uPVC window to side aspect.

OUTSIDE

Front - Driveway. Path leading to front door.

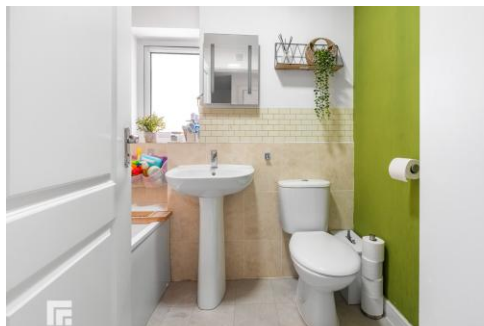
Rear - Laid to patio. Wall and fence border. Decked area to far end. Shingled areas. Gate providing side access.

TENURE

MGY have been advised that the property is FREEHOLD. Annual maintenance charge of £131.02, which includes maintenance of the communal grounds.



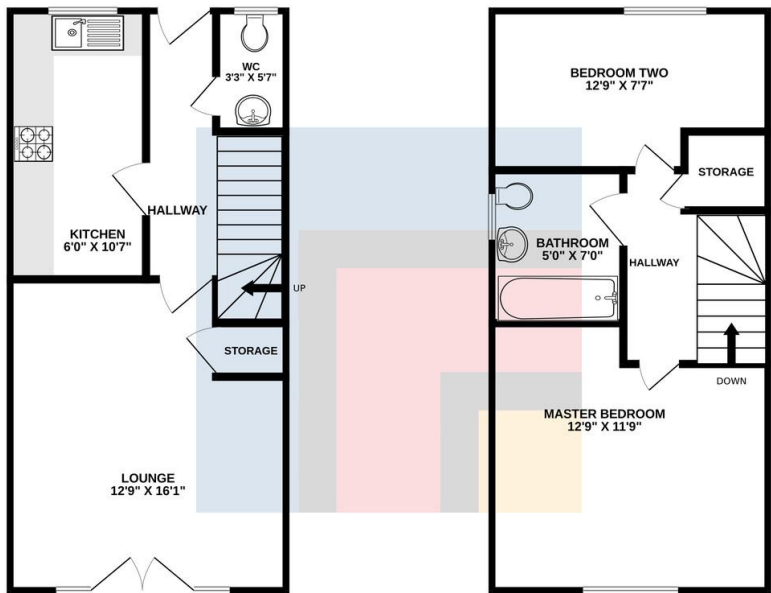
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GROUND FLOOR

1ST FLOOR



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Made with floorplan 32025

Score	Energy rating	Current	Potential
92+	A		97 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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