



**Walston Road, Wenvoe, Cardiff, CF5 6AU**

## **Welcome to**

### **Walston Road, Wenvoe, Cardiff**

This semi-detached bungalow is being offered with NO CHAIN and is located on a popular road in the sought after village of Wenvoe. With accommodation to include three bedrooms, large lounge, separate kitchen/dining room, it benefits from a beautiful south facing garden, drive and garage

#### **Entrance Porch**

Enter via a part double glazed door, double glazed window to front, tiled floor and door to hall.

#### **Entrance Hall**

Storage cupboard, loft access, parquet flooring and radiator.

#### **Lounge**

20' 7" x 10' 11" ( 6.27m x 3.33m )

Double glazed window to front and side, parquet flooring and radiator

#### **Kitchen / Breakfast Room**

14' 2" x 10' 10" ( 4.32m x 3.30m )

Double glazed window to rear, part double glazed door to rear leading to garden, integrated oven and hob with cooker hood over, integrated fridge-freezer, fully tiled, space for oven and space for table and chairs.

#### **Bedroom 1**

11' 5" x 10' 11" ( 3.48m x 3.33m )

Double glazed patio door to rear leading to rear garden with double glazed full height windows to either side, parquet flooring and radiator.

#### **Bedroom 2**

13' 8" x 8' 3" to window bay ( 4.17m x 2.51m to window bay )

Double glazed window to front, built out wardrobes to one wall, parquet flooring and radiator.

#### **Bedroom 3**

10' x 8' 6" ( 3.05m x 2.59m )

Double glazed window to front, parquet flooring and radiator.

#### **Separate Wc**

Double glazed window to rear, wc, tiled walls to dado height and tiled floor.

#### **Bathroom**

Double glazed window to rear, pedestal wash hand basin, panelled bath with electric shower and screen over, airing cupboard housing gas fired combination boiler, tiled walls to dado height, tiled floor and towel style radiator.

#### **Rear Garden**

South westerly facing rear garden with outside tap

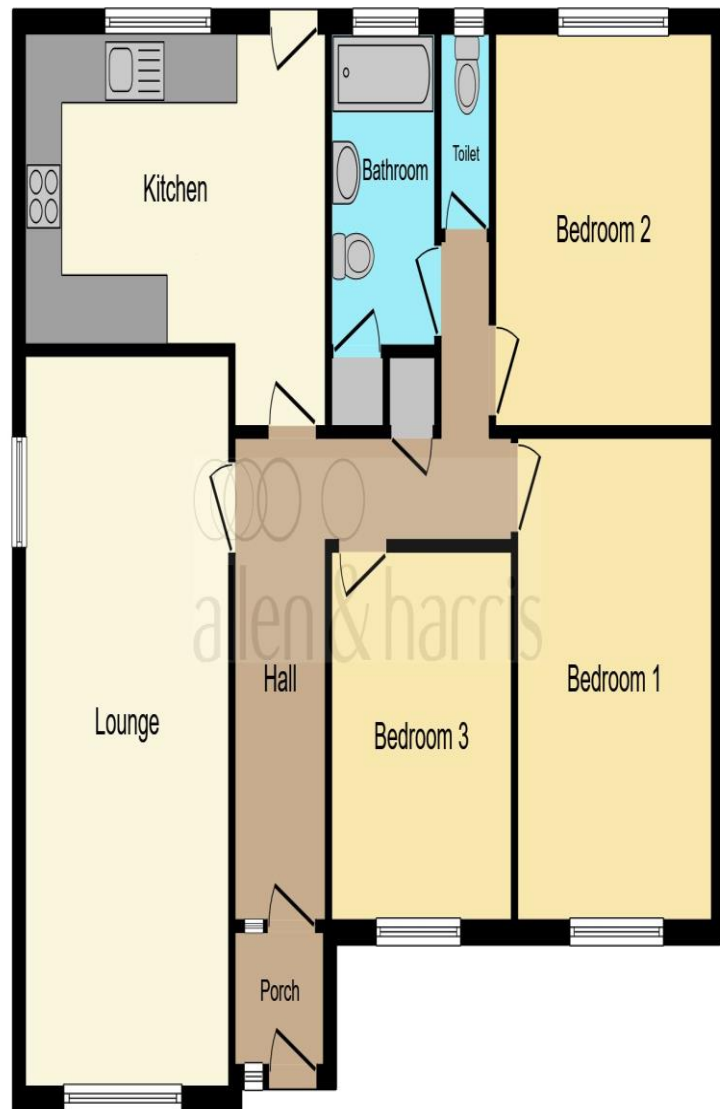
#### **Parking**

Driveway for several cars

#### **Garage**

15' 11" x 7' 4" ( 4.85m x 2.24m )

Electric up and over door, double glazed window to side, mezzanine storage area under eaves, power and light, storage cupboard to rear or garage also with power



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Welcome to

### Walston Road, Wenvoe, Cardiff

- Three double bedrooms, large lounge, separate kitchen/dining room and bathroom.
- Well maintained, semi-detached bungalow offered with NO CHAIN
- An attractive landscaped southerly facing rear garden affording surprising privacy
- Driveway for three/four cars leading to a garage with electric up and over door
- Double glazed, gas central heating and a sought after setting

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

## £375,000

#### directions to this property:

From the M4 J22, proceed towards Cardiff and take the second slip road onto Culverhouse Cross. At the roundabout take the third exit onto Port Road (A4050) and proceed over two sets of traffic lights. Continue over three roundabouts and at the fourth roundabout take the third exit signposted to Wenvoe, onto Old Port Road. Take the third turning left onto Walston Road and the property can be found approximately 200 yards on the left hand side, marked by our For Sale board.

**view this property online** [allenandharris.co.uk/Property/PNR106573](http://allenandharris.co.uk/Property/PNR106573)



Property Ref:  
PNR106573 - 0009

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