

# hrt

herbert r thomas

52 Picca Close

Culverhouse Cross, Cardiff,  
CF5 6XP

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## 52 Picca Close

Asking price **£285,000**

A modern three bedroom semi-detached house with larger than average south facing landscaped rear garden.

Modern Bellway Homes built, 3 bedroom semi-detached property

Enclosed, landscaped south facing rear garden

Convenient location close to Culverhouse Cross interchange

Off road parking for two vehicles

Bedroom one with en-suite shower room

Lounge, kitchen/diner, ground floor cloakroom

Vacant possession and no ongoing chain

Remainder of NHBC Building Certificate in place

Viewings recommended



Modern three bedroom semi-detached house with larger than average south facing landscaped rear garden.

A part glazed entrance door leads into an ENTRANCE HALL, with ceramic tiled flooring which continues into ground floor CLOAKROOM, with obscure glazed window to front and a white two piece suite. The LOUNGE, (widening to 12'1"×17'5") is an L-shaped reception room with window to front and stairs rising to the first floor accommodation. The KITCHEN/DINING ROOM, (14'10", 9'2") has French doors and window opening into the south facing landscaped rear garden. The kitchen has a range of high gloss white base and wall mounted units with grey stone effect roll top work surface with matching

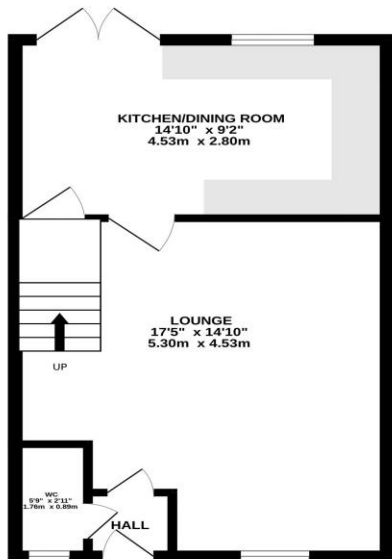
splash back above. Integrated oven with four burner gas hob and cooker hood over. Space and plumbing for dishwasher, washing machine and American style fridge/freezer, 'Ideal' gas fired central heating boiler within wall unit, ceramic tile flooring, door into under storage cupboard.

The first floor LANDING with over-stairs airing cupboard housing a pressurised hot water tank and storage space, also has a loft inspection point. BEDROOM ONE, (12'3"×8'2") is a comfortable double bedroom with window to front. The EN-SUITE SHOWER ROOM, (3'11"×8'2") with window to side, has a white three-piece suite which includes a fully tiled double shower cubicle with mains power shower fitted. BEDROOM TWO, (10'2"×8'2") also a double

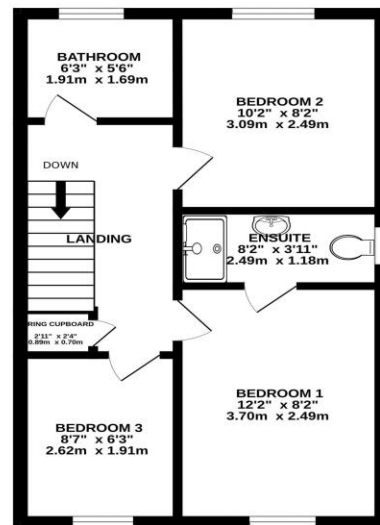
bedroom, has a window to rear overlooking the landscaped garden. BEDROOM THREE, (8'7"×6'6") is a single bedroom with window to front, enjoying far reaching views between neighbouring properties. The family BATHROOM, (6'4"×5'7") with window to rear, has a white three-piece suite including panel bath, low-level WC and pedestal wash hand basin, ceramic tiling to dado height to three walls.

Outside to the front of the property is a flagstone paved and ornate gravel forecourt garden. To the rear is a larger than average, south facing enclosed landscape garden, which has a large Indian sandstone patio which extends from the rear of the property, with steps up to a lawn with shrub and flower border. The garden is bordered by overlap fencing and benefits from outside power points. Gated access onto a side driveway with off-road parking for two vehicles.

GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



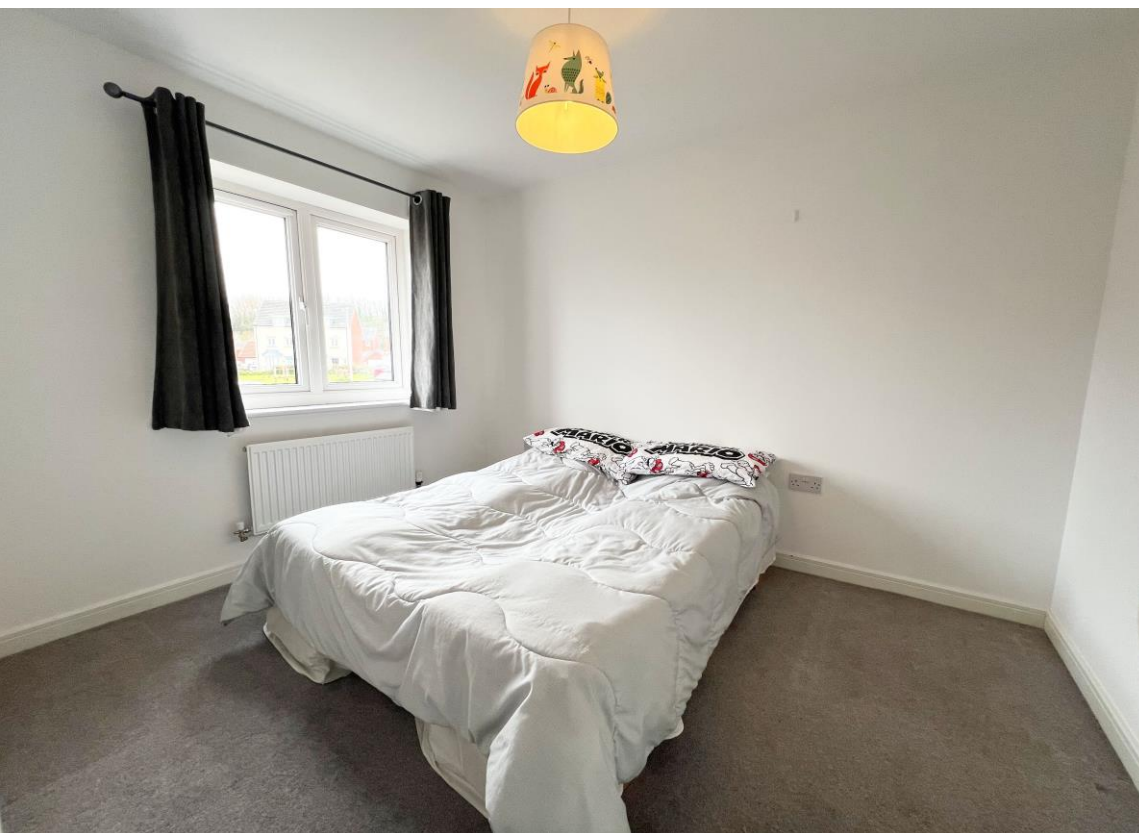
1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.





### Directions

From our Cowbridge office, follow the A48 in an easterly direction to Culverhouse Cross. Take the fourth exit at the filter lights, turn right onto Old Port Road and first right onto Harlech Road. Proceed and at the 'T' junction turn left onto Pica Close and continue. As the road bears left No. 52 will be found on the left indicated by our for sale board.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
 Development service charge of £149 per annum.  
 Council Tax Band D  
 EPC Rating B

### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

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		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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