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MR HOMES
SALES & LETTINGS



Picca Close,
Wenvoe. Cardiff
CF5 6XP

Guide Price £499,950 - £519,950
Freehold

Picca Close, Wenvoe. Cardiff, CF5 6XP

- IMMACULATEY PRESENTED
- FOUR BEDROOM DETACHED
- uPVC DOUBLE GLAZING
- DETACHED GARAGE
- DRIVEWAY
- GAS CENTRAL HEATING
- LANDSCAPED GARDEN
- INTERGRATED APPLIANCES
- FREEHOLD
- GREAT LOCATION IN WENVOE



Detached Family Home 4 bedroom, 2 Bathroom, Cloakroom, Parking, Private Garden

MR Homes are pleased to offer *FOR SALE* this beautiful property on Picca Close. A delightful family home located in Wenvoe. This charming property sits on the most prestigious plot on the estate and combines modern living with a touch of traditional elegance, making it the perfect place to call home. Picca Close is situated in a highly sought-after area of Cardiff.

The neighbourhood is known for it's friendly community, excellent school, convenient amenities. There are Local Shops, Post Office, Library, Church and parks within easy reach. Great public transport links and access to junction 33 of the M4 motorway.

Picca Close really is the ideal location for families and professionals.

Council Tax: G & EPC: B
FREEHOLD

Don't miss the opportunity to make this delightful property your own.

To submit your offer, speak to the Sales team at Branch or visit:
www.mr-homes.co.uk/Make-an-Offer

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE
CONTACT MR HOMES: 02920 204 555 option 4



Outside Front

Stone pathway to front door with gravelled areas to both side; metal balustrades to front perimeter; tarmac driveway to side of property providing parking for a couple of vehicles as well as the garage.

Entrance Hallway

10' 0" x 14' 3" (3.05m x 4.34m)

Accessed via composite front door with obscured DG panel; Integrated heavy-duty floor mat; Tiled flooring; radiator; storage cupboard; uPVC DG window to front; access to Downstairs WC, Living Room, Kitchen with stairs rising to first floor

Downstairs WC

7' 2" MAX x 4' 0" MAX (2.18m x 1.22m)

Tiled flooring; radiator; pedestal Wash hand basin with BRISTAN stainless steel mixer tap and tiled splash back; ROCA WC; uPVC obscured DG window to front

Living Room

19' 10" x 11' 0" (6.04m x 3.35m)

Carpeted; radiator; uPVC Double doors providing access to rear garden; uPVC GD window to front

Kitchen/Diner

10' 0" MIN x 19' 0" MAX (3.05m x 5.79m)

Tiled flooring; matching wall and base units with timber worktops over and matching splash backs; ZANUSSI 4-ring gas hob with ZANUSSI extractor hood over and stainless steel splash back; LEISURE stainless steel sink with 1/2 bowl and draining board and stainless steel mixer tap; ZANUSSI integrated dishwasher; ZANUSSI integrated electric fan oven; single radiator; uPVC DG window to rear and uPVC double French doors providing access to rear garden

Utility Area

6' 0" x 5' 7" (1.83m x 1.70m) Plus Cupboard

Tiled flooring; radiator; storage cupboard with RCD Consumer Unit; matching wall and base units with timber worktops over and matching splash backs; LEISURE stainless steel sink with draining board and mixer tap; IDEALLogic Heat H18 gas central heating Combi boiler installed new with house; space and plumbing for washing machine; space for tumble dryer; composite door with DG glazed panel providing side access

First Floor Landing

Carpeted; radiator; access to Bedrooms 1, 2, 3 & 4 and Family Bathroom; access hatch to loft space

Bedroom 1

12' 7" MAX x 11' 0" MIN (3.83m x 3.35m)

Carpeted; single radiator; cupboard housing heating tank; ensuite shower room

Ensuite

4' 8" MAX x 12' 0" (1.42m x 3.65m)

Vinyl flooring; shower enclosure with mains powered shower; pedestal Wash hand basin with BRISTAN mixer tap; WC; extractor fan; uPVC obscured DG window to front

Bedroom 2

10' 3" MAX x 12' 0" MAX (3.12m x 3.65m)

Carpeted; double radiator; uPVC DG windows to front

Bedroom 3

9' 3" MAX x 12' 0" MAX (2.82m x 3.65m)

Carpeted; single radiator; uPVC DG window to rear

Bedroom 4

7' 2" x 11' 0" (2.18m x 3.35m)

Carpeted; single radiator; uPVC DG window to rear

Family Bathroom

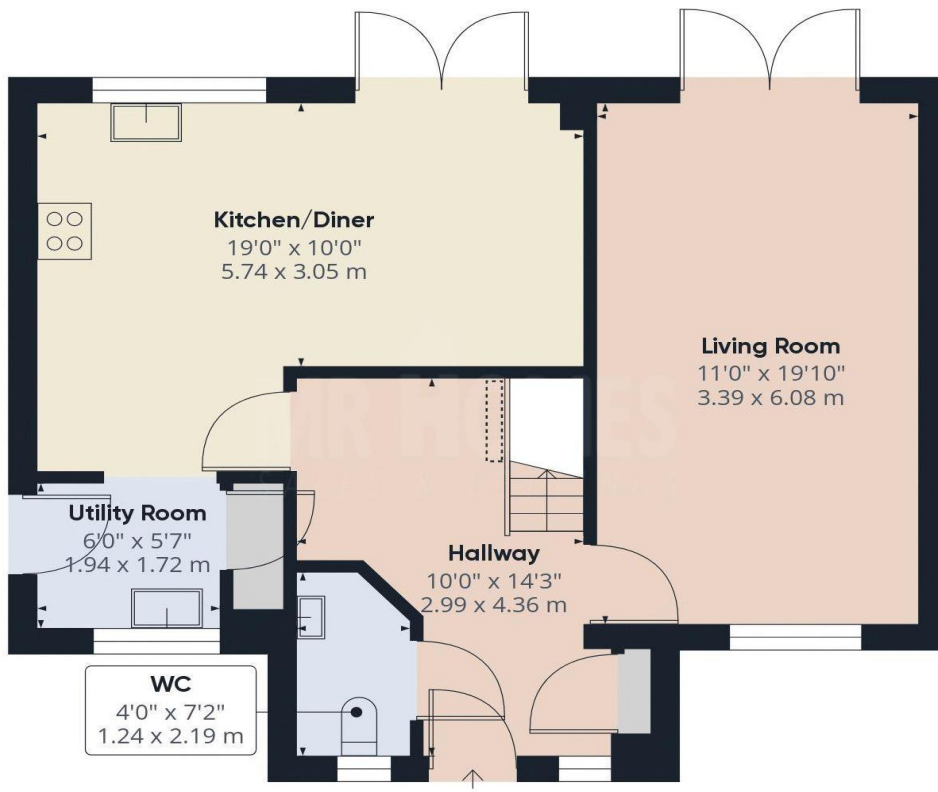
6' 4" x 7' 0" (1.93m x 2.13m)

Vinyl flooring; partly tiled walls; chromed ladder type radiator ; matching white ROCA suite comprising panelled bath with stainless steel mixer taps and mains powered shower over; pedestal Wash hand basin with BRISTAN mixer tap and WC; extra fan; uPVC Obscured DG window to rear

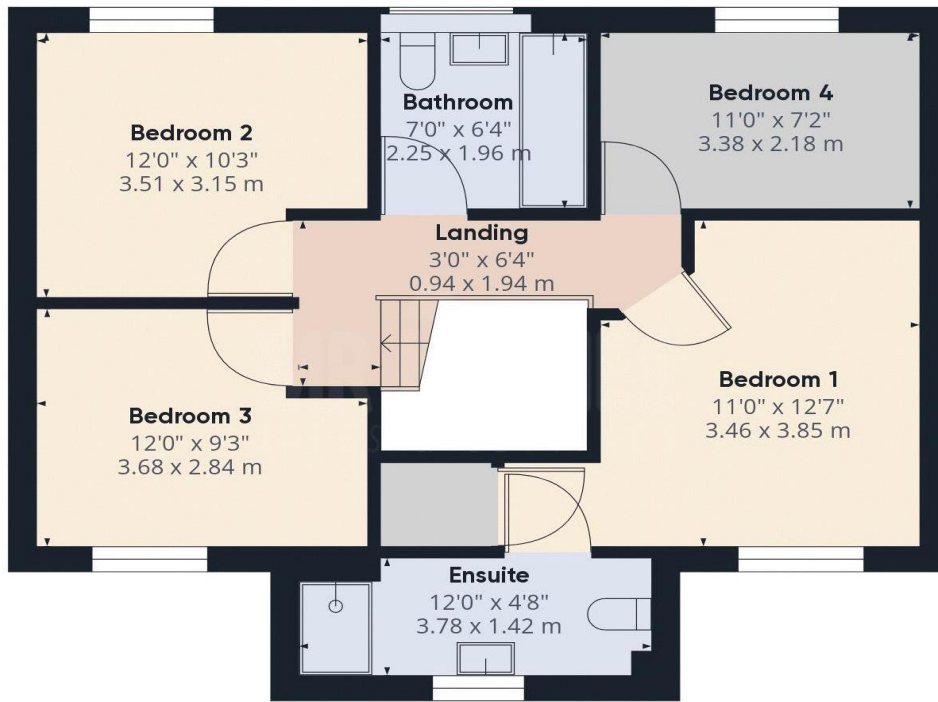
Rear Garden

Large patio area laid with Welsh slate stone; steps up to raised seating area covered in artificial lawn; metal balustrading and handrails; access to driveway via timber gate





Floor 0 Building 1



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CARDIFF & THE VALE

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