

02920 204 555

Homes House, Suite 9 & 10  
253 Cowbridge Road West  
Cardiff, CF5 5TD  
Email: SALES@mr-homes.co.uk

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Greave Close  
Wenvoe, Cardiff  
CF5 6BU

Offers in the Region Of £350,000  
Freehold



# Greave Close, Wenvoe, Cardiff, CF5 6BU

- NO CHAIN
- 4-BEDROOM DETACHED FAMILY HOME
- DRIVEWAY
- GARAGE
- GARDENS TO REAR, SIDE & FRONT
- LOFT CONVERSION
- CONSERVATORY
- MODERN SHOWER ROOM
- uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- FREEHOLD



NO CHAIN - SUBSTANTIAL 4-BEDROOM DETACHED FAMILY HOME WITH ELEVATED POSITION - GARDENS TO THE REAR, SIDE & FRONT OF THE PROPERTY (WEST to NORTH to EAST) - LOFT CONVERSION PROVIDES FOURTH BEDROOM - PRIVATE DRIVEWAY - GARAGE - DOWNSTAIRS WC - 2 RECEPTION ROOMS PLUS CONSERVATORY - KITCHEN - UTILITY ROOM - SHOWER ROOM - uPVC DOUBLE GLAZING - GAS CENTRAL HEATING - FREEHOLD

**MR HOMES** are delighted to be representing our clients in bringing to the market with **NO ONGOING CHAIN** this substantial and much loved family home, having been in its current ownership since 1992. It is now ready to embrace its new family, one that will focus on this property's **vast potential and versatility** and make it their forever home. This property's major selling point is its location, situated as it is in the perpetually popular **village of Wenvoe**, close to schools, shops, pubs and all general amenities of village life with the advantage of being so well connected to the country's capital city less than 7 miles to the east, and its high elevation resulting in spectacular far-reaching views of the countryside beyond.



Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Porch**

2' 9" x 6' 8" (0.84m x 2.03m)

Accessed via uPVC Front Door with DG panel and obscured DG transom over and two obscured DG windows, one to front, one to side; concrete flooring; step up into Entrance Hall

**Entrance Hall**

14' 5" MAX x 6' 4" MAX (4.39m x 1.93m)

Accessed via timber front door with obscured leaded and stained glass with obscured glazed panel to side; carpeted; radiator; under stairs storage cupboard; Eclipse Security burglar alarm control panel; Hive thermostat control panel; access to Living Room, Downstairs WC and Kitchen; stairs rise to first floor

**Downstairs WC**

5' 4" x 3' 1" (1.62m x 0.94m)

Tiled flooring; partly tiled walls; WC; sink with stainless steel mixer tap; uPVC obscured DG window to side

**Kitchen**

9' 7" x 10' 1" (2.92m x 3.07m)

Tiled flooring fully tiled walls; matching wall and base units with worktops over; FRANKE stainless steel sink with half bowl and draining board and stainless steel sink; integrated Whirlpool Schott Ceran 4-ring electric hob with extractor hood over; integrated Whirlpool electric fan-assisted oven; integrated Whirlpool grill; freestanding Beko dishwasher; space for free-standing Fridge/Freezer; access to Dining Room and Utility Room

**Utility Room**

11' 7" x 7' 5" (3.53m x 2.26m)

Tiled flooring; partly tiled walls; radiator; matching wall and base mounted cabinets with worktops over; stainless steel sink with draining board and mixer tap; space and plumbing for washing machine; space for tumble dryer; space for chest freezer; gas central heating Combi boiler: BAXI 600; access to garage via timber door with obscured glazed panel with Georgian wire and separate access to rear garden via timber door with obscured glazed panel with Georgian wire; timber window with single pane glass to side

**Garage**

16' 5" x 8' 0" (5.00m x 2.44m)

Access from driveway via manual up and over garage door; concrete floor; light; gas and electricity meters and RCD Consumer Unit

**Dining Room**

9' 4" x 10' 11" (2.84m x 3.32m)

Carpeted; radiator; access to Living Room via solid timber double doors; access to Conservatory via uPVC fully DG double doors with DG window to side

**Conservatory**

8' 8" x 11' 8" (2.64m x 3.55m)

uPVC constructio (pre-1992); tiled flooring; radiator; lighting; uPVC French doors providing access to Rear Garden

**Living Room**

12' 11" x 14' 6" (3.93m x 4.42m)

Carpeted; radiator; feature gas fireplace; uPVC DG window to front

**First Floor Landing**

4' 11" MAX x 10' 2" MIN (1.50m x 3.10m)

Carpeted; Storage Cupboard; access to all Bedrooms and Family Bathroom; uPVC obscured DG window to side

**Family Bathroom**

6' 11" x 7' 0" (2.11m x 2.13m)

Vinyl flooring; fully tiled walls; matching white suite comprising vanity unit incorporating sink with mixer tap, WC and double width shower enclosure with mains powered shower; ladder-style radiator; uPVC obscured DG window to rear

**Bedroom 1**

9' 4" x 12' 10" (2.84m x 3.91m)

Carpeted; radiator; in-built vanity unit with sink with separate hot and cold water taps and tiled splash backs; uPVC DG window to Rear

**Bedroom 2**

9' 10" x 10' 10" (2.99m x 3.30m)

Carpeted; radiator; in-built wardrobe; uPVC DG window to front

**Bedroom 3**

9' 9" x 7' 1" PLUS CUPBOARD (2.97m x 2.16m)

Carpeted; radiator; over stairs storage cupboard/wardrobe; uPVC DG window to front

**Bedroom 4 (Loft Conversion)**

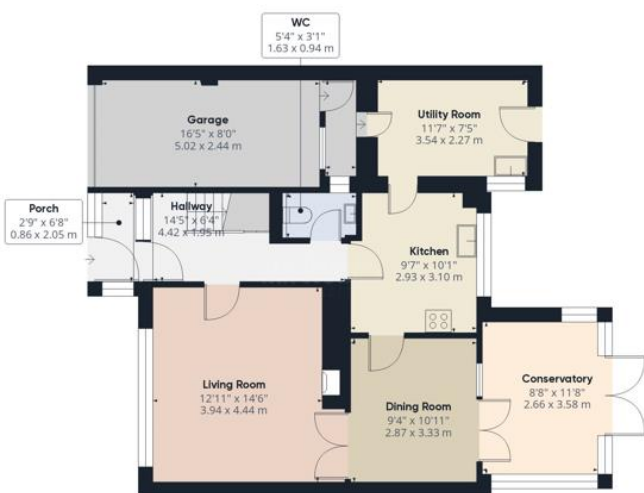
11' 9" x 21' 3" (3.58m x 6.47m)

Carpeted; vanity unit incorporating sink and Redring Vortex Instant 3 water heater and separate cold tap; 2 x VELUX windows to front





**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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area: 1535.79 ft<sup>2</sup> / 142.68 m<sup>2</sup>

Reduced headroom: 95.64 ft<sup>2</sup> / 8.89 m<sup>2</sup>

Reduced headroom: - - - - - Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.

This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

## CARDIFF & THE VALE

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