





10 Whitehall Close, Wenvoe

Council Tax band: F; Freehold; EPC C71

- 3 BEDROOM DETACHED HOME IN EXCELLENT CONDITION
- TWO RECEPTION ROOMS AND MODERN KITCHEN
- HANDY UTILITY ROOM AND STORAGE AREAS.
- CLOAKROOM/WC AND FIRST FLOOR BATHROOM/WC/SHOWER
- DRIVEWAY AND PRETTY FRONT GARDEN
- ENCLOSED GOOD SIZE REAR GARDEN
- ROOF TOP RURAL VIEWS; CUL DE SAC LOCATION
- NO ONWARD CHAIN
- EPC RATING C71

Situated in Wenvoe and thus with easy access to Culverhouse Cross/M4 corridor is this rare to the market detached property. The ground floor comprises a central hall with cloakroom/WC off, spacious lounge which has doors to the dining room and this in turn leads into the modern kitchen/breakfast room. From here there are also two handy utility/storage areas with access to the front and rear.

The first floor has 3 bedrooms plus a spacious bathroom/WC/shower.

Externally, there is an open plan style front garden, driveway to the side and to the rear there is an enclosed rear garden with areas of patio and chippings.





Entrance Hall

Accessed from the side via uPVC door, the hall is carpeted and has panelled doors to the living room, kitchen and cloakroom/WC. Carpeted stairs to the first floor, radiator and coving.

Cloakroom WC

5' 3" x 3' 2" (1.61m x 0.96m)

With a white suite comprising WC and basin. Fully tiled walls, obscure glazed front window and fuse box. Carpeted flooring and radiator.

Living Room

21' 5" x 14' 4" (6.53m x 4.38m)

A large, bright and airy carpeted reception room with front window, two radiators and sliding doors to the dining room. Fireplace with coal effect gas fire inset. Coving.

Dining Room

13' 6" x 9' 11" (4.12m x 3.02m)

A great size carpeted reception with rear window, radiator and door to the kitchen. Coving.

Kitchen Breakfast Room

11' 1" x 10' 1" (3.37m x 3.08m)

With a range of white units complemented by modern worktops which have a stainless steel 1.5 bowl sink inset. Integrated 4 ring electric hob, over, cooker hood, fridge and dishwasher. Rear window, breakfast bar area and ceramic tiled flooring. Tiled splashbacks. Door to a shelved pantry and also to the utility area. Coved ceiling with recessed spotlights.





Utility Room 1

11' 7" x 11' 1" (3.52m x 3.39m)

A great size room ideal for appliances, storage and so on. Rear window and obscure glazed door to the rear garden. Second sink unit (polycarbonate). Handy storage cupboards and shelving. Wall mounted combi boiler firing the gas central heating. Radiator. Smooth ceiling with strip light. Door to the utility area 2.

Utility Room 2

7' 9" x 7' 3" (2.36m x 2.22m)

Carpeted and with further storage cupboards, strip light and a door to the drive/front.

Landing

Carpeted and with panelled doors to the three bedrooms and bathroom.

Bedroom One.

13' 9" x 9' 11" (4.20m x 3.03m)

A carpeted double bedroom with windows to the side and rear - the latter enjoying a rooftop view towards countryside. Recessed mirrored wardrobe excluding from dimensions plus radiator.

Bedroom Two

14' 10" x 13' 3" (4.51m x 4.05m)

A great size carpeted double bedroom with fitted wardrobes, eaves cupboard, radiator and front window.

Bedroom Three

7' 11" x 7' 8" (2.41m x 2.34m)

A carpeted single bedroom with rear window and radiator. Loft hatch.

Bathroom WC

8' 0" x 5' 6" (2.45m x 1.68m)

With an easy wipe flooring and lightly coloured suite comprising close coupled WC, basin and twin grip bath with thermostatic shower and screen over (fixed rainfall style unit). Obscure glazed rear window, column style radiator and vanity unit with spotlights. Mirrored cosmetic cupboard. Smooth coved ceiling with light.





FRONT GARDEN

An open plan style front garden which adjoins the drive and comprises a lawn with a selection of shrubs and plants.

REAR GARDEN

A really good size enclosed rear garden with areas of patio and Cotswold style chippings. The garden is enclosed by fencing and also comes with a composite shed which will remain.

DRIVEWAY

3 Parking Spaces

Running from the front to the side of the property and comprising parking for two to three vehicles.

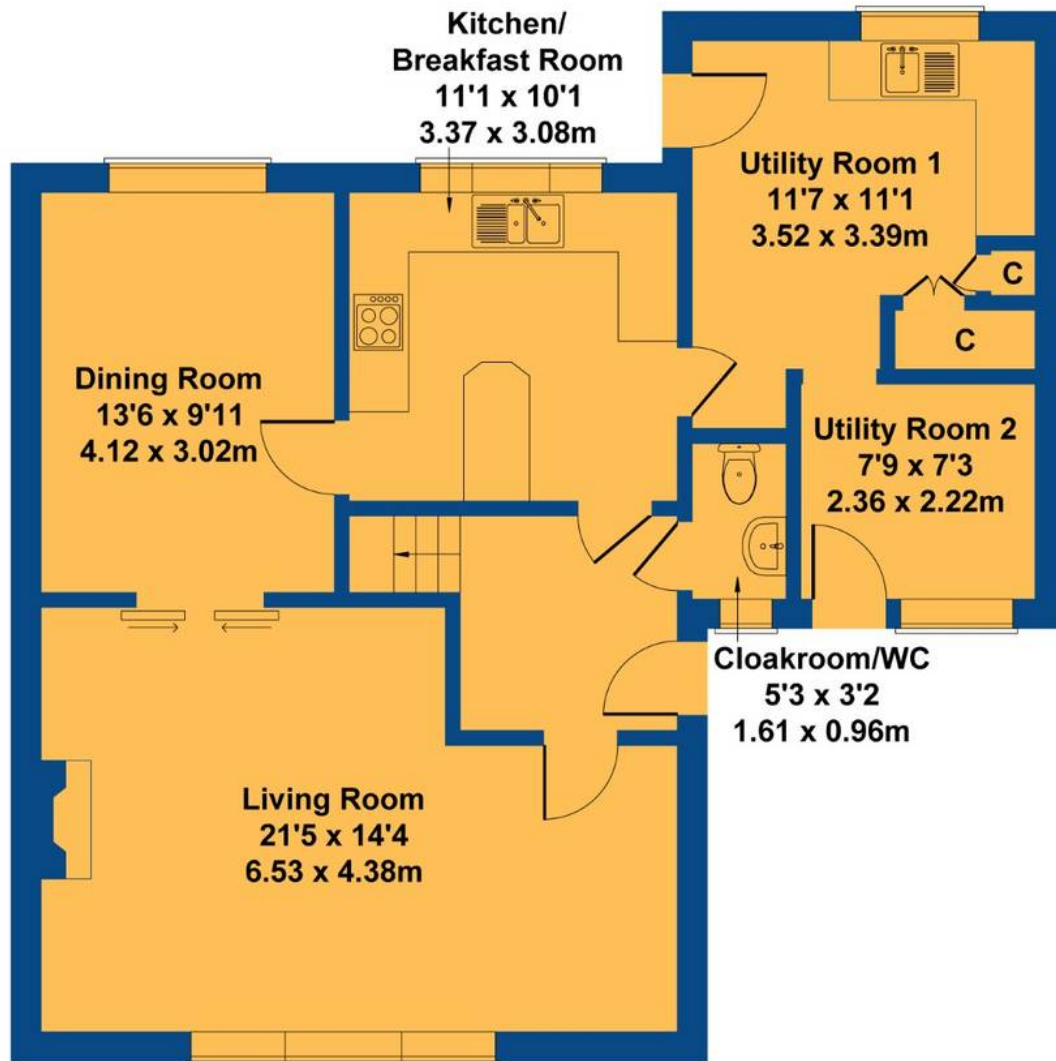






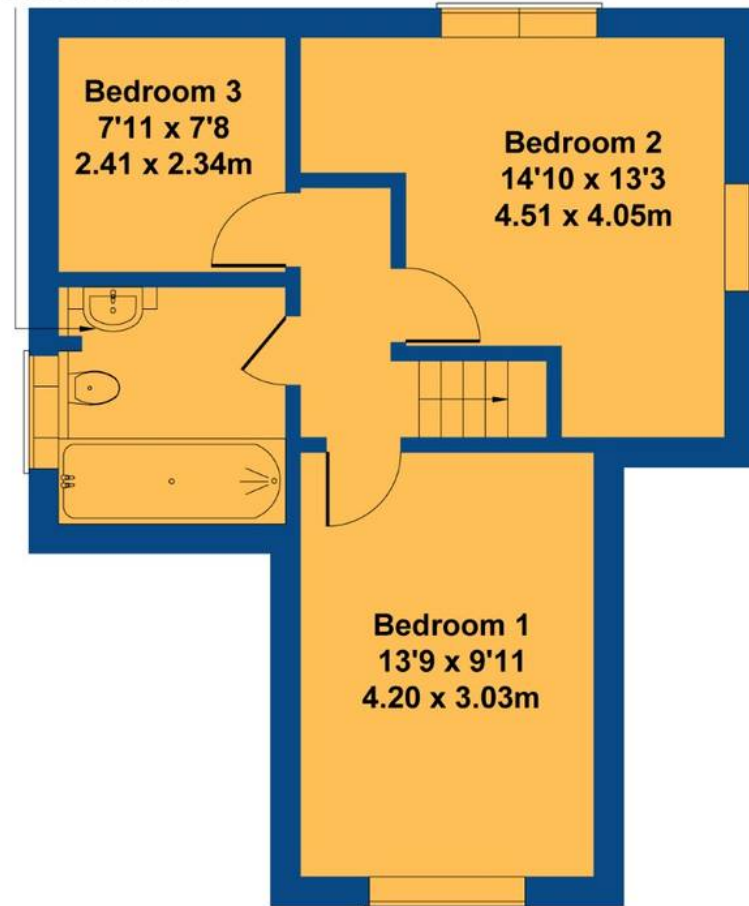
10 Whitehall Close

Approximate Gross Internal Area
1309 sq ft - 122 sq m



GROUND FLOOR

Bathroom/WC
8'0 x 5'6
2.45 x 1.68m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 29 Fontygary Road – CF62 3DS

01446 711900

rhoose@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION – whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.