



Little Haven, 5 Station Road West  
Cardiff, CF5 6AG

Watts  
& Morgan



# Little Haven, 5 Station Road West

Wenvoe, Cardiff, CF5 6AG

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**£550,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented and modernised, detached three bedroom family home occupying a generous plot. Situated in a quiet cul-de-sac in the highly desirable village of Wenvoe and conveniently located to local amenities, schools, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, conservatory, kitchen/diner, spacious master bedroom with en-suite., two further double bedrooms and a family bathroom. Externally the property benefits from off-road parking for several vehicles, a detached single garage, brick built office and a beautifully landscaped wraparound gardens. EPC Rating; 'D'.

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## Directions

Cardiff City Centre – 5.1 miles

M4 Motorway – 4.7 miles

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## Summary of Accommodation

### ACCOMMODATION

Entered via a partially glazed uPVC door into a porch benefitting from tiled flooring and uPVC double-glazed windows to the front and side elevations. A second partially obscured uPVC door leads into a welcoming hallway benefitting from wood effect laminate flooring, a feature porthole window and a carpeted staircase with a glass balustrade and understairs storage.

The living room benefits from continuation of wood effect laminate flooring, a central feature log burner, a set of uPVC double-glazed sliding doors providing access to the garden and a set of uPVC double-glazed sliding doors providing access to the conservatory.

The conservatory enjoys a continuation of wood effect laminate flooring, recessed ceiling spotlights, a roof light, uPVC double-glazed windows to all elevations and a set of uPVC double-glazed French doors providing access to the rear garden.

The kitchen/diner has been fitted with a range of wall and base units with wood effect laminate work surfaces. Integral appliances to remain include; an 'Electra' electric oven/grill, a 'CDA' 5-ring gas hob with an extractor fan over, a 'Neff' dishwasher and a 'Candy' washing machine. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, recessed ceiling spotlights, a cupboard housing the wall-mounted 'Ideal' combi boiler, a loft hatch providing access to loft space, four uPVC double-glazed windows to front and side elevations and an obscured double-glazed uPVC door providing access to the side return.

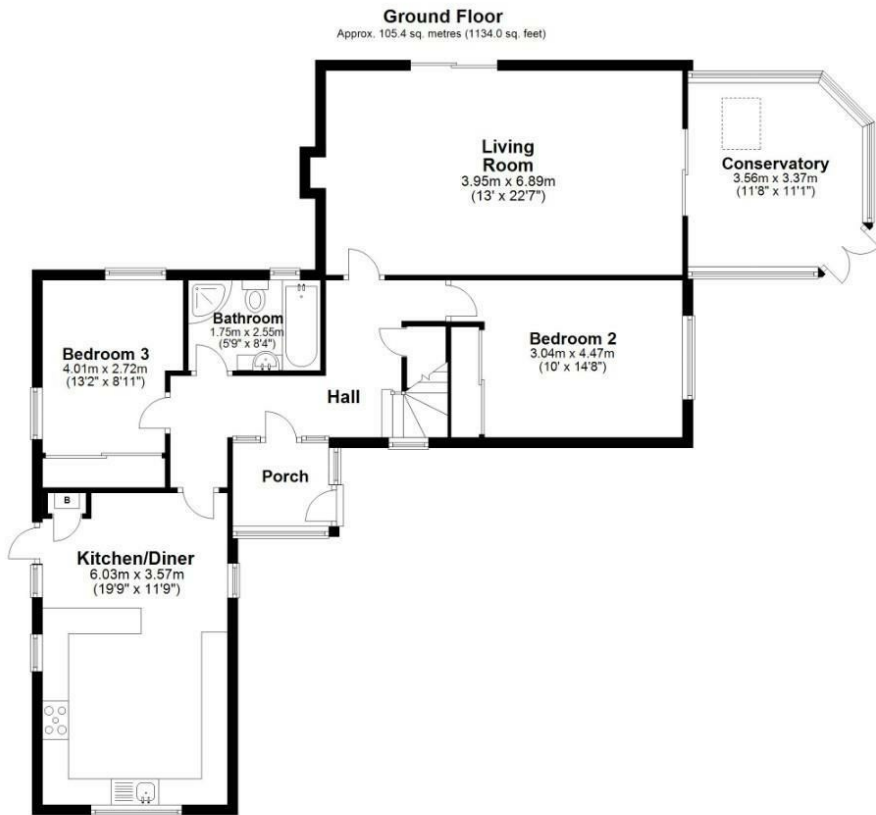
Bedroom one, located on the first floor, is a spacious double bedroom enjoying carpeted flooring, a feature porthole window, two roof lights, recessed ceiling spotlights, two recessed wardrobes and four eaves cupboards. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tile effect vinyl flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a loft hatch providing access to loft space, a recessed storage cupboard and a feature porthole window.

Bedroom two is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

Bedroom three is another double bedroom benefitting from carpeted flooring, a range of fitted wardrobes, a uPVC double-glazed window to the side elevation and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath, a corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the rear elevation.





Total area: approx. 165.0 sq. metres (1776.4 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

## GARDENS AND GROUNDS

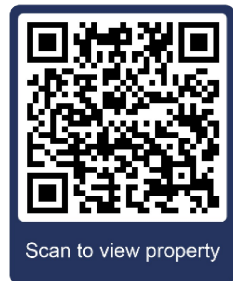
Little Haven is approached off the road onto a private block paved driveway providing off-road parking for several vehicles, beyond which is a detached single garage with an up and over door, an inspection pit and full electrical services. The garage offers potential to convert into ancillary accommodation subject to necessary consent. The large front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. The beautifully landscaped wraparound gardens are predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area and a decked area provide ample space for outdoor entertaining and dining. The rear garden further benefits from an artificially turfed area with space for a hot tub, a summer house and a brick built insulated outbuilding with electrical services which is currently occupied as a home office.

## ADDITIONAL INFORMATION

All mains services connected. Freehold.  
Council tax band 'G'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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