



Watts
& Morgan
02920 712266
For Sale
wattsandmorgan.co.uk

GOLDSLAND WALK
NOS 18-28 (EVENS) & NOS 15-35 (ODDS)



18 Goldsland Walk
Wenvoe, Cardiff, CF5 6FD

Watts
& Morgan



18 Goldsland Walk

Wenvoe, Cardiff, CF5 6FD

Guide Price £510,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this immaculately presented, spacious and versatile four bedroom detached family home. Situated in the highly desirable location of Wenvoe and conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, sitting room, open plan kitchen/dining/living room, utility room and downstairs cloakroom. First floor landing, spacious master bedroom with en-suite, three further spacious double bedrooms and a family bathroom. Externally the property enjoys off-road parking for several vehicles beyond which is a detached single garage and a beautiful, professionally landscaped South-West facing garden. EPC Rating - 'B'.

Directions

- Cardiff City Centre 6.7 miles
 - M4 (J33) 5.0 miles
-

Your local office: Penarth

T 02920 712266

E penarth@wattsandmorgan.co.uk





Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed composite door into a welcoming hallway enjoying carpeted flooring, a wall mounted alarm panel and a carpeted staircase leading to the first floor with an under-stairs storage cupboard. The spacious, dual aspect sitting room benefits from carpeted flooring, a central feature electric fireplace with a stone surround and hearth and three uPVC double glazed windows to the front and side elevations. The spectacular open plan kitchen/dining/living room benefits from recessed ceiling spotlights, a large uPVC double glazed window to the front elevation and uPVC double glazed French doors with glazed side panels and fitted blinds providing access to the garden. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral 'Siemens' appliances to remain include; an electric oven, an electric combination oven/grill/microwave, a 4-ring induction hob with an extractor fan over, a dishwasher and a 'Smeg' fridge/freezer. The kitchen further benefits from wood effect LVT flooring, matching granite upstands and a uPVC double glazed window to the side elevation.

The utility room has been fitted with a range of base units with granite work surfaces. Space has been provided for freestanding white goods. The utility room further benefits from continuation of wood effect LVT flooring, an integrated 'Smeg' washing machine, a cupboard housing the wall mounted 'Ideal' boiler and a uPVC double glazed window to the rear elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from wood effect LVT flooring, partially tiled splashback, recessed ceiling spotlights and an extractor fan.

FIRST FLOOR

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the 'Evocyl' hot water cylinder, a loft hatch providing access to the loft space and a feature uPVC double glazed window to the front elevation.

The master bedroom is a spacious double bedroom enjoying carpeted flooring, a range of mirrored fitted wardrobes and a uPVC double glazed window to the side elevation. The en-suite has been fitted with a 3-piece white suite comprising; a glass shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, recessed ceiling spotlights, an extractor fan and an obscured uPVC double glazed window to the rear elevation.

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

Bedroom three is another spacious double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom four is a further double bedroom benefitting from carpeted flooring and a uPVC double glazed window to the side elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a floating wash-hand basin and WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, an extractor fan and recessed ceiling spotlights.



GARDENS AND GROUNDS

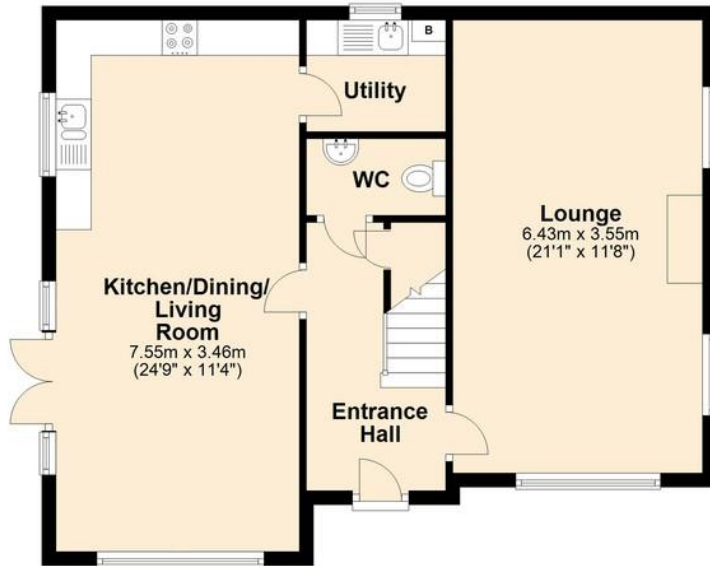
18 Goldsland Walk is approached off the road onto a private tarmac driveway to the rear of the property providing off-road parking for several vehicles beyond which is a detached single garage with an electric door. The front garden enjoys a variety of mature shrubs and borders. The beautiful, South-West facing garden has been professionally landscaped and is predominantly laid with limestone tiles providing ample space for outdoor entertaining and dining with a variety of mature shrubs and borders.

SERVICES AND TENURE

All mains services connected. Freehold.

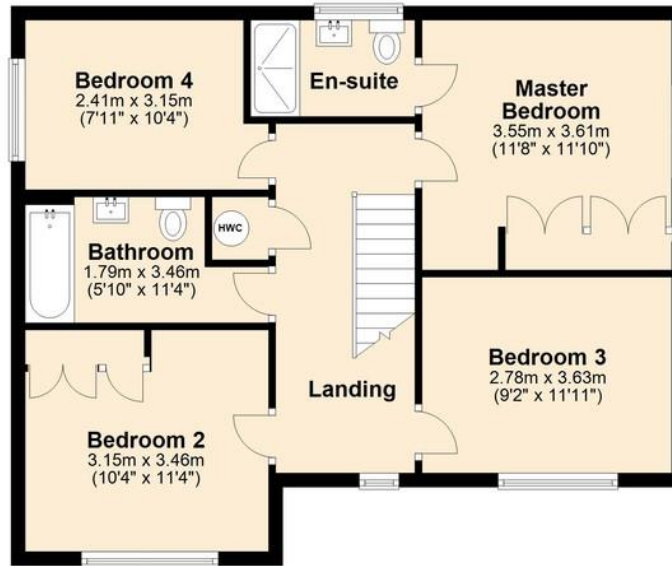
Ground Floor

Approx. 63.5 sq. metres (683.6 sq. feet)



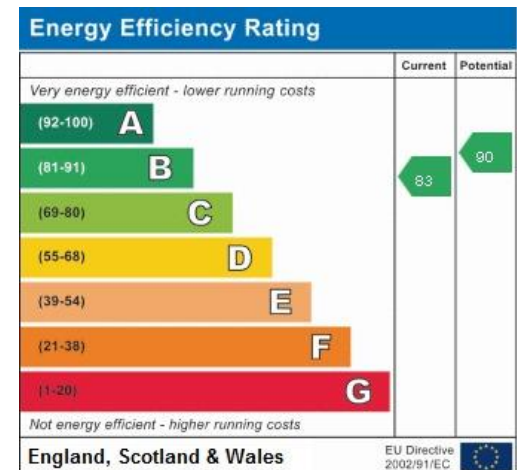
First Floor

Approx. 63.5 sq. metres (683.9 sq. feet)



Total area: approx. 127.0 sq. metres (1367.5 sq. feet)

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



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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk



@WattsandMorgan



wattsandmorgan



wattsandmorgan.co.uk

**Watts
& Morgan**