



23 Picca Close  
Wenvoe, CF5 6XP

Watts  
& Morgan



# 23 Picca Close

Wenvoe, CF5 6XP

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**£425,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, spacious four bedroom detached family home located in the highly desirable location of Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, bay fronted living room, dining room, kitchen/breakfast room, utility room and ground floor cloakroom. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a shared driveway providing off-road parking, beyond which is an integral single garage, beautifully landscaped front and rear gardens. Being sold with no onward chain.  
EPC rating; 'B'.

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## Directions

Cardiff City Centre – 5.1 miles

M4 Motorway – 3.8 miles

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## Summary of Accommodation

### Ground Floor

Entered via a composite door with obscure glazed side panels into a welcoming hallway enjoying wood effect luxury vinyl tile (LVT) flooring, a composite door providing access to the garage and a carpeted staircase leading to the first floor with an under-stair storage cupboard.

The living room benefits from carpeted flooring and a uPVC double-glazed bay window to the front elevation.

The dining room enjoys continuation of carpeted flooring and a set of uPVC double-glazed French doors with glazed side panels providing access to the rear garden.

The kitchen/breakfast room showcases a range of high gloss wall and base units with roll top laminate work surfaces.

Integral 'Zanussi' appliances to remain include; a fridge/freezer, an electric oven, a 4-ring gas hob with an extractor over and a 'Baumatic' dishwasher. The kitchen further benefits from wood effect LVT flooring, a bowl and a half stainless steel sink with a mixer tap over, matching upstands, a feature stainless steel splash-back and a uPVC double-glazed window to the rear elevation.

The utility room has been fitted with a range of base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of wood effect LVT flooring, a stainless steel sink with a mixer tap over, matching upstands, a uPVC double-glazed window to the side elevation and a partially glazed composite door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner pedestal wash hand basin and a WC. The cloakroom further benefits from continuation of wood effect LVT flooring, partially tiled splash-back and an obscure uPVC double-glazed window to the side elevation.

### First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a loft hatch with a built-in loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed bay window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large walk-in shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from vinyl flooring, partially tiled walls, an extractor fan and an obscure uPVC double-glazed window to the front elevation.

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

Bedroom three is another double bedroom enjoying carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the rear elevation.

Bedroom four is further double bedroom and enjoys carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the rear elevation.



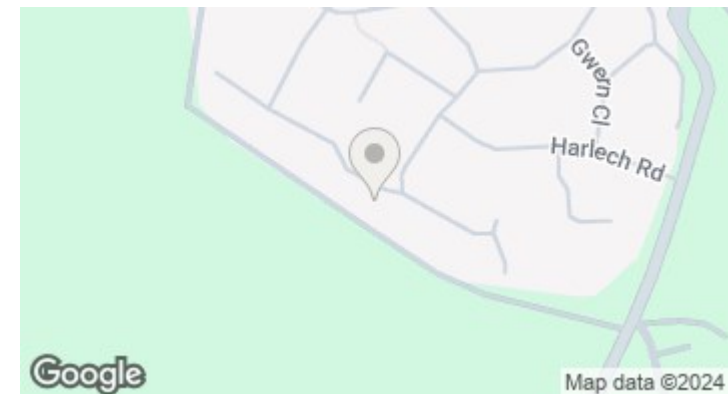
The family bathroom has been fitted with a 3-piece white suite comprising; a paneled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from wood effect LVT flooring, partially tiled walls, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the rear elevation.

### Gardens & Grounds

23 Picca Close is approached off the road via a shared driveway onto a private tarmac drive providing off-road parking, beyond which is an integral garage with an up and over door and housing the wall-mounted 'Ideal' boiler. The front garden is predominantly laid with chippings. The beautifully landscaped rear garden is predominantly laid with artificial lawn, two patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a custom built wooden pergola, electrical sockets and a feature glass balustrade.

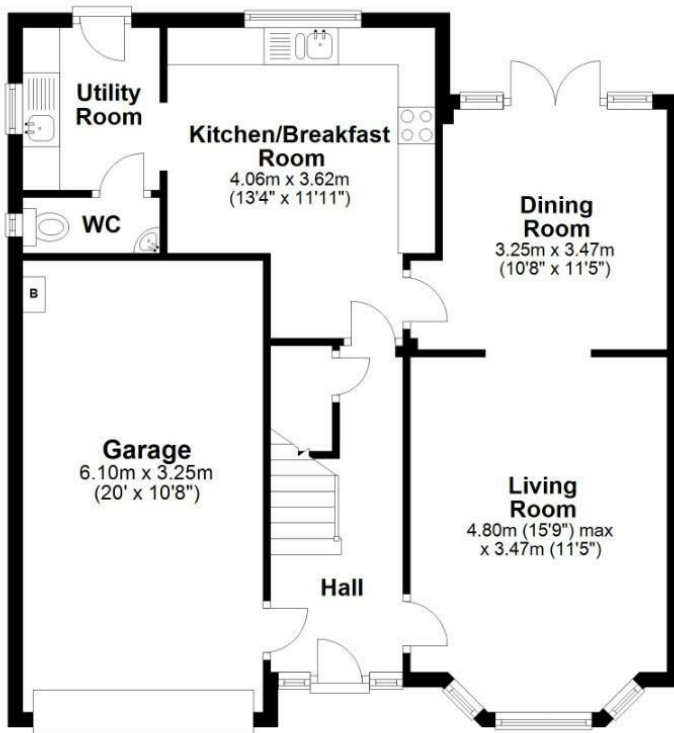
### Additional Information

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



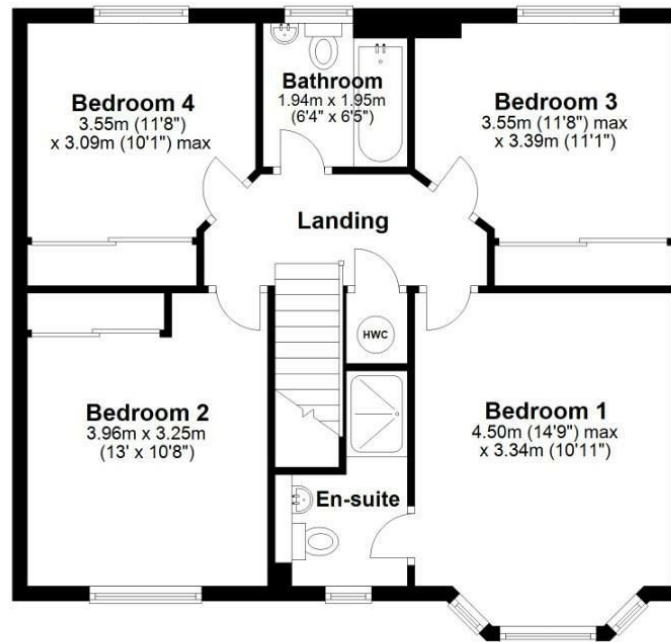
### Ground Floor

Approx. 75.3 sq. metres (810.1 sq. feet)



### First Floor

Approx. 67.4 sq. metres (725.0 sq. feet)



Total area: approx. 142.6 sq. metres (1535.1 sq. feet)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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