



17 Goldsland Walk  
Cardiff, CF5 6FD

Watts  
& Morgan



# 17 Goldsland Walk

Wenvoe, Cardiff, CF5 6FD

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**£520,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented, four bedroom detached family home situated in the highly desirable village of Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, sitting room, open-plan kitchen/dining/living room, utility room and ground floor cloakroom. First floor landing, spacious primary bedroom with en-suite, two spacious double bedrooms, a spacious single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking for vehicles beyond which is a detached single garage and a beautifully landscaped South-facing rear garden. EPC rating 'B'.

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## Directions

Cardiff City Centre – 6.7 miles

M4 Motorway – 5.0 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door into a welcoming hallway enjoying carpeted flooring, a carpeted staircase leading to the first floor with an under-stair storage hatch and a uPVC double glazed window to the front elevation.

The spacious sitting room enjoys carpeted flooring and a large uPVC double-glazed window to the front elevation.

The spectacular open-plan kitchen/dining/living room is the focal point of the home and benefits from tile effect vinyl flooring, recessed ceiling spotlights, a recessed under-stair storage cupboard, a uPVC double-glazed window to the rear elevation and a set of uPVC double-glazed French doors with glazed side panels providing access to the rear garden. The kitchen showcases a range of wall and base units with laminate work surfaces. Integral 'Smeg' appliances to remain include; an electric oven/grill, a dishwasher and a 4-ring electric hob with an extractor fan over. The kitchen further benefits from matching upstands, a stainless steel splash-back, recessed ceiling spotlights, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

The utility room benefits from a range of base units with laminate work surfaces. Integral appliances to remain include; a 'Smeg' washing machine. The utility room further benefits from continuation of tile effect vinyl flooring, a cupboard housing the wall-mounted 'Ideal' boiler, a wall-mounted alarm panel, a stainless steel sink with a mixer tap over, recessed ceiling spotlights, an extractor fan and a partially glazed composite door providing access to the side elevation.

The cloakroom serving the ground floor 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 vinyl flooring, partially tiled splash-back, an extractor fan and an obscure uPVC double-glazed window to the front elevation.



### First Floor

The first floor landing enjoys carpeted flooring and a loft hatch providing access to the loft space.

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

The en-suite has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from wood effect vinyl flooring, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.

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

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

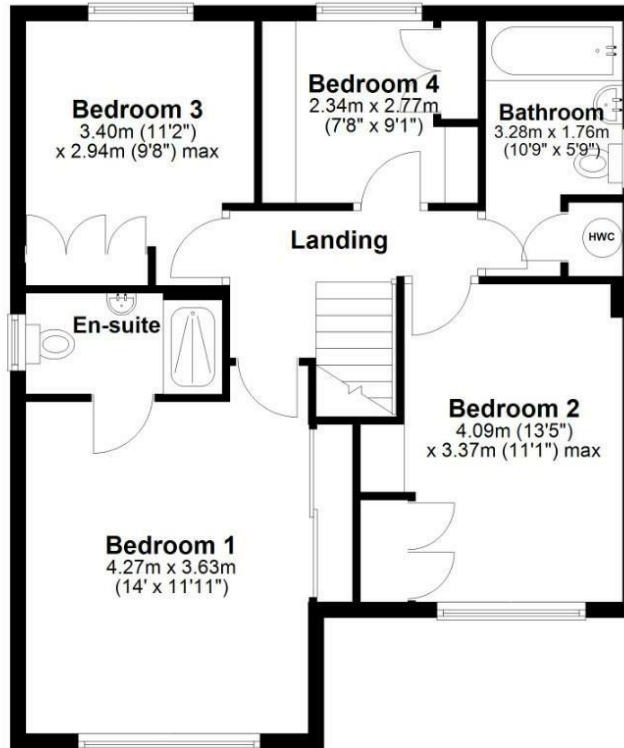
### Ground Floor

Approx. 63.5 sq. metres (683.0 sq. feet)



### First Floor

Approx. 63.5 sq. metres (683.0 sq. feet)



Total area: approx. 126.9 sq. metres (1366.1 sq. feet)

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

Bedroom four, currently used as an office, enjoys carpeted flooring, a range of fitted wardrobes, a fitted desk, a wall-mounted alarm panel and a uPVC double-glazed window to the rear 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 a WC. The bathroom further benefits from wood effect vinyl flooring, a storage cupboard housing the hot water cylinder, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.

### Gardens & Grounds

17 Goldsland Walk is approached off the road onto a tarmac driveway providing off-road parking for several vehicles beyond which is a detached single garage with an up and over door. The landscaped front garden enjoys a variety of mature shrubs and borders.

The beautifully landscaped South facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining.

### Additional Information

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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