



Bryn Awel 27 Vennwood Close
Cardiff, CF5 6BZ

Watts
& Morgan



Bryn Awel 27 Vennwood Close

Wenvoe, Cardiff CF5 6BZ

£450,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, spacious and versatile three bedroom semi-detached bungalow situated on an extensive corner plot in the popular village of Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, spacious living room, kitchen/dining room, utility room, three double bedrooms one of which with an en-suite and a family bathroom. Externally the property benefits from a large sweeping driveway providing off-road parking for several vehicles, beautifully landscaped front and rear gardens. Being sold with no onward chain. EPC rating 'TBC'.



Directions

Cardiff City Centre – 6.4 miles

M4 Motorway – 5.2 miles

Your local office: Penarth

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Summary of Accommodation

Accommodation

Entered via a partially glazed uPVC door into a porch benefiting from tiled flooring, a polycarbonate roof and uPVC double glazed windows to the front and side elevations. A second glazed uPVC door leads into a welcoming hallway enjoying wood effect vinyl flooring and a loft hatch providing access to loft space.

The spacious living room benefits from carpeted flooring, a central feature electric fireplace with a marble surround and hearth, a uPVC double glazed window to the front elevation and a set of uPVC double glazed French doors to the front elevation. The kitchen/dining room enjoys tile effect vinyl tile flooring, recessed ceiling spotlights, a uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; an 'Indesit' electric oven/grill, a 'Bosch' 4-ring gas hob with an extractor fan over and a 'Neff' dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from partially tiled splashback and a bowl and a half stainless steel sink with a mixer tap over.

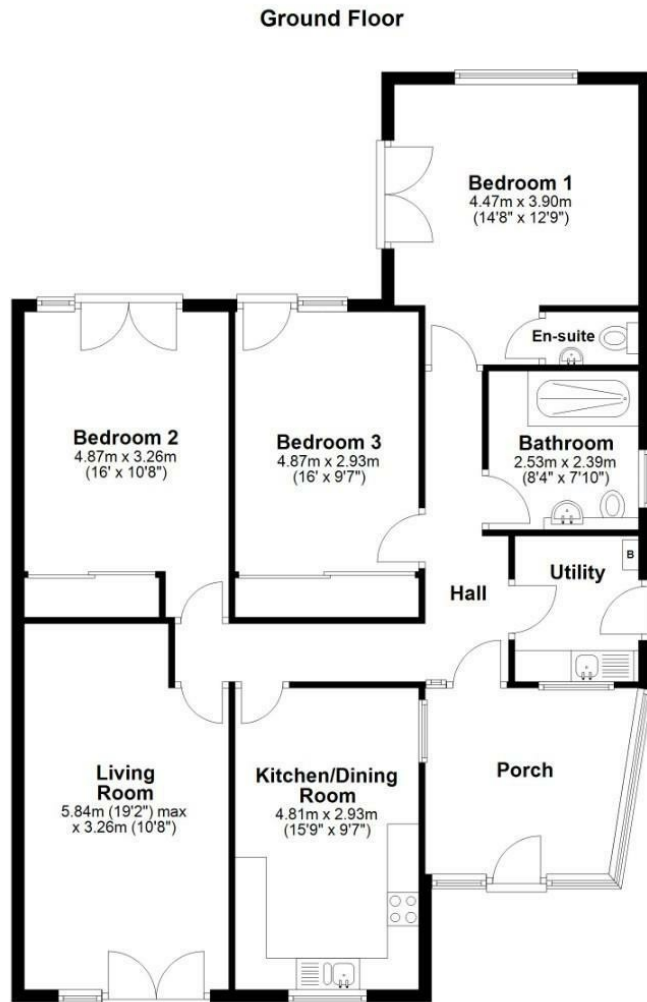
The utility room enjoys a laminate work surface with space and plumbing provided for freestanding white goods. The utility room further benefits from tiled flooring, a stainless steel sink, a wall mounted 'Vaillant' combi boiler, a loft hatch providing access to loft space, a uPVC double glazed window to the front elevation and a partially glazed uPVC door providing access to the side elevation.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, a uPVC double glazed window to the rear elevation and a set of large uPVC double glazed French doors providing access to the rear garden. The en-suite has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and WC. The en-suite further benefits from vinyl flooring, partially tiled splashback and an extractor fan.

Bedroom two is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes with sliding doors, a uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors providing access to the rear garden.

Bedroom three is another double bedroom benefiting from carpeted flooring, a range of fitted wardrobes with sliding doors, a uPVC double glazed window to the rear elevation and a glazed uPVC door providing further access to the rear garden. The family bathroom has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the side elevation.





Total area: approx. 112.8 sq. metres (1213.9 sq. feet)

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

Gardens & Grounds

27 Vennwood Close is approached off the road onto a large sweeping tarmac driveway providing off-road parking for several vehicles. The extensive wrap around front garden is predominantly laid to lawn with a variety of mature shrubs, borders and fruit trees.

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

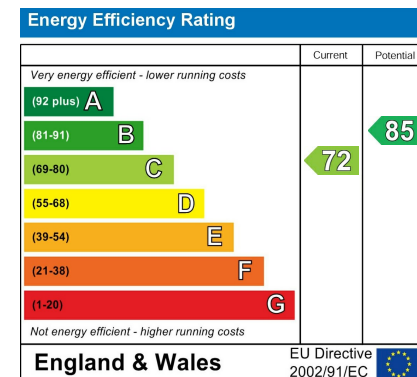
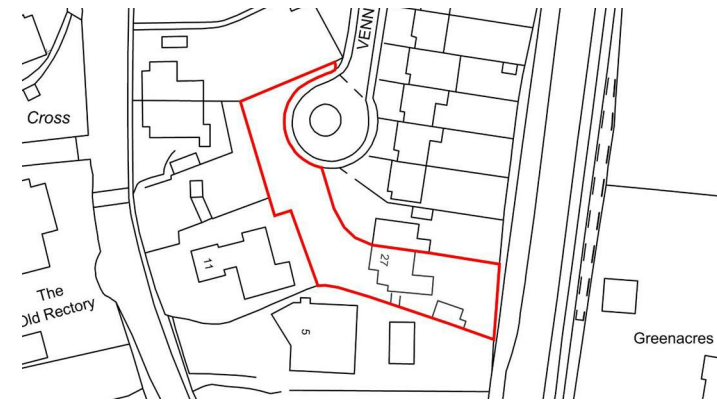
The property further benefits from a large detached garage.

Additional Information

All mains services connected.

Freehold.

Council tax band 'F'.



Scan to view property

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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