



24 Heol Draenen Wen  
Cardiff, CF5 5TZ

Watts  
& Morgan





# 24 Heol Draenen Wen

Cardiff, CF5 5TZ

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**£220,000 Freehold**

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, two bedroom end terrace family home situated in the popular Parc Y Gwenfo development. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. In catchment for Gwenfo Primary and St. Cyres Comprehensive schools. Accommodation briefly comprises; entrance hallway, living/dining room, conservatory, kitchen. First floor landing, two double bedrooms and a bathroom. Externally the property benefits from landscaped front and rear gardens and two allocated parking spaces. EPC rating 'C'.

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## Directions

Cardiff City Centre – 5.3 miles

M4 Motorway – 4.0 miles

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Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)







## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door into a hallway enjoying tiled flooring and decorative wall panelling.

The living room/dining room enjoys carpeted flooring, a set of double glazed sliding doors providing access to the conservatory and a carpeted staircase leading to the first floor.

The conservatory benefits from carpeted flooring, uPVC double glazed windows to the side elevations and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Lamona' electric oven, a 'Lamona' 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled walls, a stainless steel splashback, a cupboard housing the wall mounted 'Worcester' combi boiler, a stainless steel bowl and a half sink with a mixer tap over and a uPVC double glazed window to the front elevation.

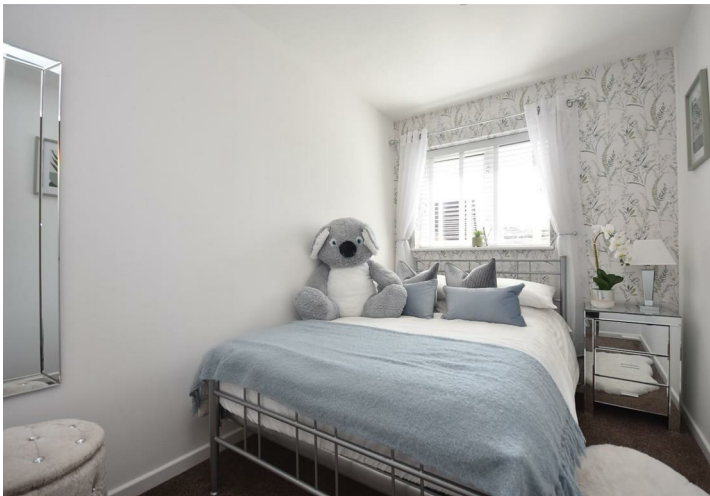
### First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom two is a double bedroom benefitting from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a hand-held 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 obscure uPVC double glazed window to the front elevation.



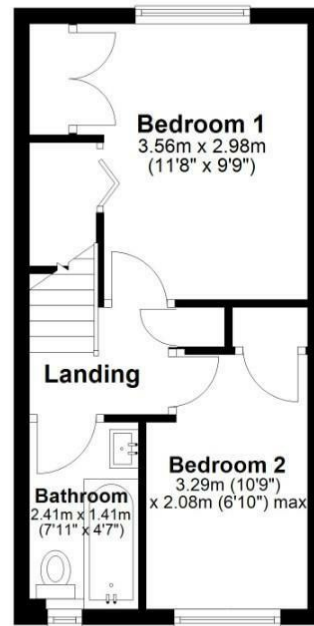
### Ground Floor

Approx. 36.7 sq. metres (394.6 sq. feet)



### First Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.5 sq. feet)

### Garden & Grounds

24 Heol Draenen Wen is approached off the road onto two tarmac allocated parking spaces. The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

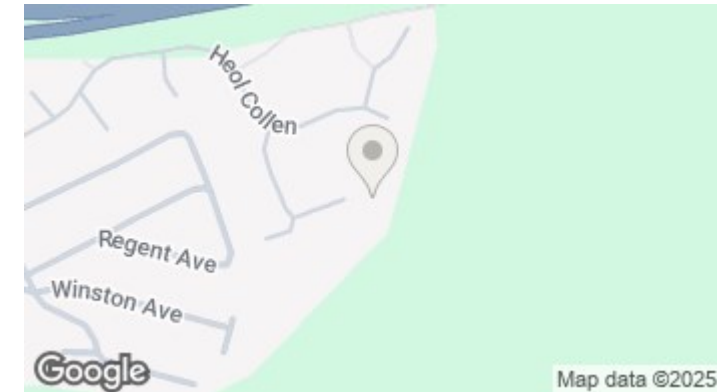
The beautifully landscaped rear garden is predominantly laid with chippings, a patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a side gate providing pedestrian access and a rear gate providing access to private woodland.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'C'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(55-68) <b>D</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.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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