



76 Burdons Close  
Cardiff, CF5 6FE

Watts  
& Morgan



# 76 Burdons Close

Wenvoe, Cardiff, CF5 6FE

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**£540,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, four bedroom detached family home situated in the highly desirable 'The Grange' development in Wenvoe. 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 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 large block paved driveway providing off-road parking for several vehicles, beyond which is a detached single garage and beautifully landscaped front and rear gardens. EPC rating 'B'.

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## Directions

Cardiff City Centre – 6.7 miles

M4 Motorway – 5.0 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 welcoming hallway enjoying tiled flooring, a carpeted staircase leading to the first floor and a uPVC double-glazed window to the front elevation.

The sitting room benefits from carpeted flooring, a central feature electric fireplace and a uPVC double-glazed window to the front elevation.

The spectacular open-plan kitchen/dining/living room is the focal point of the home and enjoys tiled flooring, recessed ceiling spotlights, a recessed understair storage cupboard, a uPVC double-glazed window to the rear elevation and a set of uPVC double-glazed French doors with double-glazed side panels providing access to the rear garden. The kitchen showcases a range of wall and base units with granite work surfaces. Integral appliances to remain include; a 'Siemens' electric oven, a 'Siemens' combination microwave/grill, a 'Siemens' 4-ring gas hob with an extractor fan over, a 'Smeg' fridge/freezer and a 'Smeg' dishwasher. The kitchen further benefits from continuation of tiled flooring, matching granite up-stands, partially tiled splash-back, recessed ceiling spotlights, an under-mounted 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 has been fitted with a range of base units with granite work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of tiled flooring, matching granite up-stands, partially tiled splash-back, a wall-mounted alarm panel, a cupboard housing the wall-mounted 'Ideal' boiler, an extractor fan and a partially glazed composite door providing side access to the driveway.

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 tiled flooring, partially tiled splash-back, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the front elevation.

### First Floor

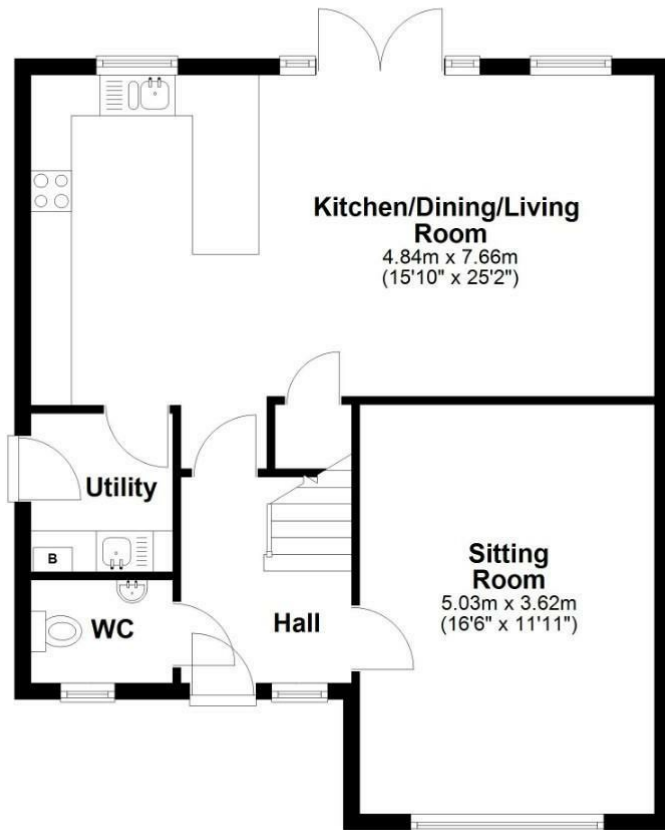
The first floor landing benefits from carpeted flooring and a loft hatch with a built-in loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of bespoke 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 shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.



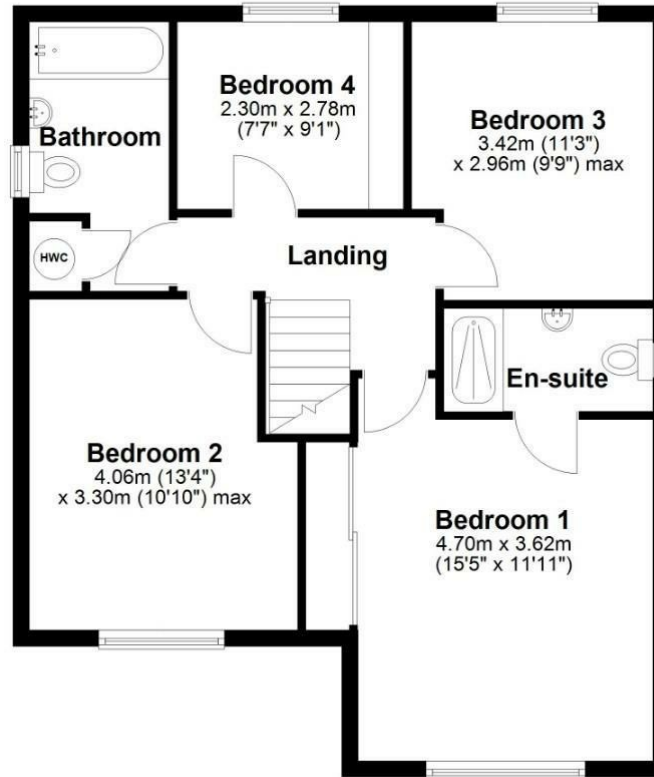
### Ground Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



### First Floor

Approx. 63.0 sq. metres (678.5 sq. feet)



Total area: approx. 126.1 sq. metres (1357.1 sq. feet)

Bedroom two is a spacious double bedroom benefitting from carpeted flooring and a uPVC double-glazed window to the front elevation.

Bedroom three is another spacious double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom four, currently used as a home office, enjoys carpeted flooring, a bespoke fitted desk and storage unit and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with 3-piece white suite comprising; a panelled bath with a thermostatic shower, a floating wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator, a large storage cupboard housing the 'Evocyl' hot water cylinder and an obscure uPVC double-glazed window to the side elevation.

### Garden & Grounds

76 Burdons Close is approached off the street onto a large block paved driveway providing off-road parking for several vehicles, beyond which is a detached single garage with an up and over door.

The front garden is predominantly laid with slate chippings with a variety of mature shrubs and trees.

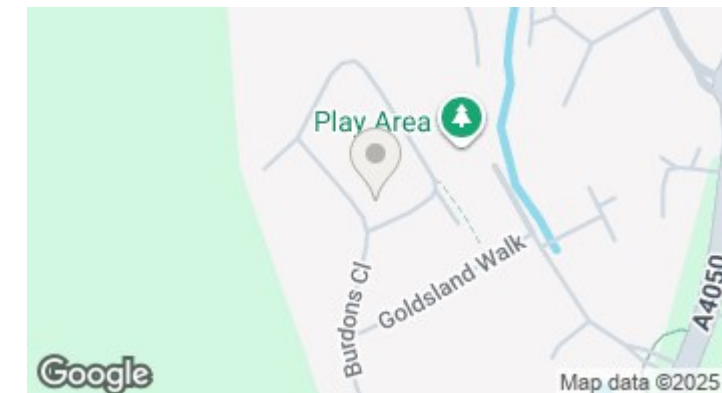
The landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees, two patio areas provide ample space for outdoor entertaining and dining.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'G'.



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   | 83                      |           |
| (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 |           |



**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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