

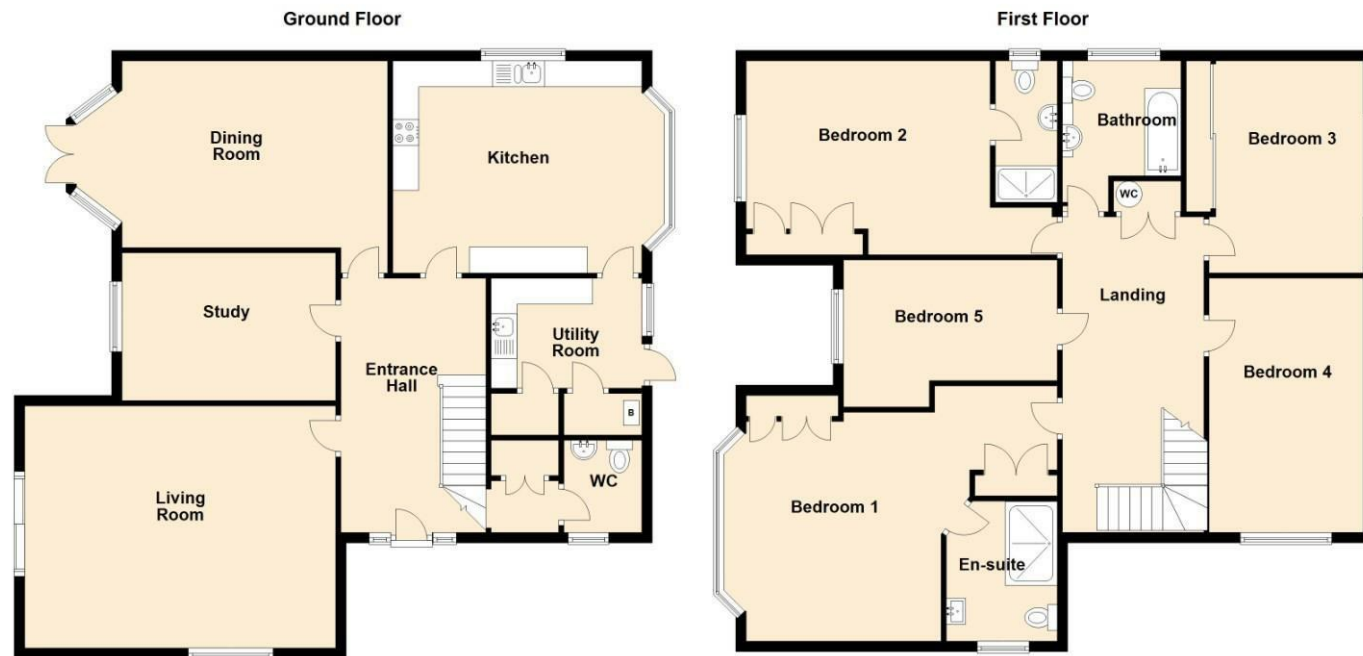


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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

**SHEPHERD SHARPE**



## Orchard House Port Road

Cardiff CF5 6DF

£900,000

An impressive architect designed (award winning) five bedroom detached family property offering a great blend of spacious living space and well proportioned bedrooms. It is found on a large plot with mature gardens on the edge of a the pretty village of Wenvoe, in the Vale of Glamorgan with easy access to M4 links and Cardiff City centre. Comprises spacious hallway, wc, living room, dining room, study, kitchen/breakfasting room, utility room, galleried landing, five double bedrooms, two en-suite shower rooms plus family bathroom. Landscaped gardens wrap around the property, generous off road parking, access to large double garage plus additional outbuilding/storage. Gas central heating, beautifully presented throughout. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(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	

## Orchard House Port Road



The front door is approached from a wide and impressive driveway.

### Open Porch

Covered open porch area, providing weather protection. Part glazed panelled front door to hallway.

### Hallway

16'5" x 9'1" (5.01m x 2.78m)

A spacious welcoming hallway with traditional hardwood balustrade and staircase leading to first floor, galleried landing above, hardwood doors to all ground floor rooms, archway through to useful and deep cloaks cupboard, carpet, radiator, coved ceiling, down lighters.

### Cloakroom/W.C.

A spacious cloakroom. uPVC double glazed window to front. Part tiled walls, radiator, Ideal Standard wash hand basin and wc.

### Living Room

19'10" x 15'3" (6.07m x 4.67m)

uPVC double glazed windows looking out onto mature gardens. Working chimney with Cotswold stone fireplace and living flame gas fire, ceiling, two radiators, carpet, internet terminal with superfast internet.

### Study

13'5" x 9'3" (4.09m x 2.84m)

uPVC double glazed window to side looking onto landscaped private garden. Coving, carpet, radiator.

### Dining Room

19'9" x 11'9" (6.02m x 3.60m)

A lovely room with bay window looking onto large landscaped area of garden. uPVC double glazed French doors and side windows. Coved ceiling, carpet, radiator.

### Kitchen/Breakfast Room

18'4" (into bay) x 13'4" (5.60m (into bay) x 4.07m)

A large kitchen/breakfasting which could be knocked through into the dining room. uPVC double glazed windows to side and rear. Attractive cream coloured units with contrast worktop, Frankie composite sink and drainer with half bowl and lever mixer tap. Gorenje electric hob, stainless steel extractor with curved glass, split level Hotpoint oven and grill, plumbing for dishwasher. Attractive glass tiled splashback, tiled floor, dresser unit with glazed cupboards, integrated wine rack, space for fridge/freezer, under unit lighting, modern downlighting, brush stainless sockets and switches, space for table and chairs, radiator, coved ceiling.

### Utility Room

10'0" x 6'8" (3.05m x 2.05m)

A practical and useful space. Cream coloured fitted cupboards, contrast work top, plumbing for washing machine and tumble dryer, radiator. uPVC double glazed window and door leading out to paved area of garden, close access to outbuildings and garage. Two useful large walk-in cupboards from utility room, one is used as a drying area with a modern Worcester boiler (installed in 2023), access to fuse box, additional cupboard shelved for storage, radiator.

### Galleried Landing

19'7" x 9'1" (5.99m x 2.78m)

A spacious and impressive landing. Loft access with retractable ladder to partly boarded loft with light.

### Bedroom 1

19'10" x 13'8" (6.05m x 4.19m)

A generous principal bedroom. uPVC double glazed bay window to side with window seat looking onto landscaped gardens. Two radiators, coved ceiling, two large built-in wardrobes, carpet.



## Orchard House Port Road



### En-Suite Shower Room 1

7'1" x 7'10" (2.18m x 2.39m)

Stylishly presented. Comprising high quality Merlin toughened glass shower enclosure with low profile base, power shower with adjustable shower attachment and recessed controls, trough style wash hand basin with lever mixer tap, two large drawers beneath and concealed plumbing, twin flush wc. Mirror fitting with lighting, downlighters, extractor, column radiator, vinyl flooring, attractive contrast tiling. uPVC double glazed window.

### Bedroom 2

13'4" x 9'0" (4.08m x 2.76m)

uPVC triple glazed window to side looking on private landscaped garden. Carpet, radiator, built-in wardrobe, coved ceiling, carpet.

### En-Suite Shower Room 2

9'1" x 6'2" (2.79m x 1.89m)

Fully tiled and beautifully presented. Comprising Daryl satin chrome shower enclosure, power shower with adjustable fittings and recessed controls, Villeroy & Boch wall hung wash hand basin and wc with chrome fittings, built-in cupboards. Chrome ladder radiator, downlighters, fully tiled. uPVC double glazed window side.

### Bedroom 3

13'4" x 9'6" (4.06m x 2.90m)

A generous double bedroom. uPVC triple glazed window to side. Carpet, radiator, built-in wardrobe.

### Bedroom 4

16' x 9'6" (4.88m x 2.90m)

uPVC triple glazed window to front. Carpet, radiator, coved ceiling, carpet.

### Bedroom 5

13'4" x 7'6" (4.07m x 2.30m)

Three uPVC double glazed windows looking onto large landscaped garden. Carpet, radiator, coved ceiling.

### Family Bathroom

9'11" x 7'4" (3.03m x 2.25m)

A spacious bright and light family bathroom. Fully tiled comprising panelled bath with Mira power shower and adjustable shower fitting, close coupled wash hand basin and wc with concealed plumbing built-in storage and countertop. Mirror, fan heater, chrome ladder radiator, downlighters, extractor. uPVC double glazed window to side.

### Front Garden

The property is approached off Port Road via a private road. It has a wide sweeping driveway with parking for several vehicles, access to a detached double garage which also incorporates further outbuilding/storage.

### Detached Double Garage

19'5" x 16'5" (5.94m x 5.02m)

Remote controlled up and over door, Pod Point electric car charging terminal, double electric socket. Partially boarded loft with light. Sink with hot and cold water.

### Garden

Beautifully landscaped gardens 'wrapping' the property with mature planting, trees and shrubs and large area to lawn.

### Outbuilding

9'3" x 8'0" (2.84m x 2.46m)

Power and light.

### Additional Information

The property also benefits from an intruder alarm, external security lights on all elevations of the building and closed circuit security cameras on the building and gardens.

### Council Tax

Band H £3,883.08 p.a. (24/25)

### Post Code

CF5 6DF

