



Old Port Road

| Wenvoe | Cardiff | CF5 6AN



OLD PORT ROAD

£299,950



Last one remaining! Not to be missed. A wonderful, two double bedroom first floor apartment set within an exclusive re-development of a 19th Century, Grade II listed Old Rectory, situated in the heart of Wenvoe village.

This light and spacious apartment has been fully refurbished to the highest standard whilst retaining many original features. The accommodation briefly comprises: entrance hall, a spectacular open-plan living/dining room leading to a contemporary Sigma 3 kitchen with full 'Neff' appliances throughout, a spacious master bedroom with en-suite, a spacious second bedroom and a family bathroom.

The apartment further benefits from a communal garden and allocated parking space. Being sold with no onward chain. Share of Freehold.

The Old Rectory is perfectly located close to Wenvoe's local shops, pubs and amenities. Culverhouse Cross is also a short drive away which offers an excellent array of shops. There are also good transport links to Cardiff City Centre and the M4. Internal viewings are highly recommended.

Entrance

Video entry system, wood laminate flooring, electric radiator, airing cupboard with hot water cylinder and additional storage cupboard.

Living/Kitchen/Diner

21'5 max x 15'9 max

Three double glazed wood sash windows to the front, two electric radiators, kitchen fitted with a range of wall and base units with Quartz worktop over, one and a half bowl sink and drainer with a pull down mixer tap, a central island with a Neff five ring induction hob with a suspended Neff cooker hood above, a slide and hive Neff oven, integrated Neff microwave, integrated Hoover dishwasher, Hoover washer/dryer and Neff fridge/freezer, media points.

Bedroom One

15'8 x 9'3

Single glazed wood sash window to the front, vertical electric radiator, fireplace alcove, media points.

En Suite

6'3 x 6'8

Double obscure glazed sash window to the side, double shower quadrant with a plumbed shower and separate shower mixer and glass sliding door, w.c and a wall hung wash hand basin, light up shaver mirror, heated towel rail, part tiled walls and tiled floor.

Bedroom Two

8'11 max x 11'8 max

Single glazed wood sash window to the front, vertical radiator.

Bathroom

8'9 x 6'3

Fitted with a free standing contemporary bathtub with

upstand floor mixer tap, a corner shower with plumbed shower, a wall hung wash hand basin with mixer tap and w.c, extractor fan, light up shaver mirror, part tiled walls, and tiled floor.

Gardens

Communal gardens and bin store to the front.

Parking

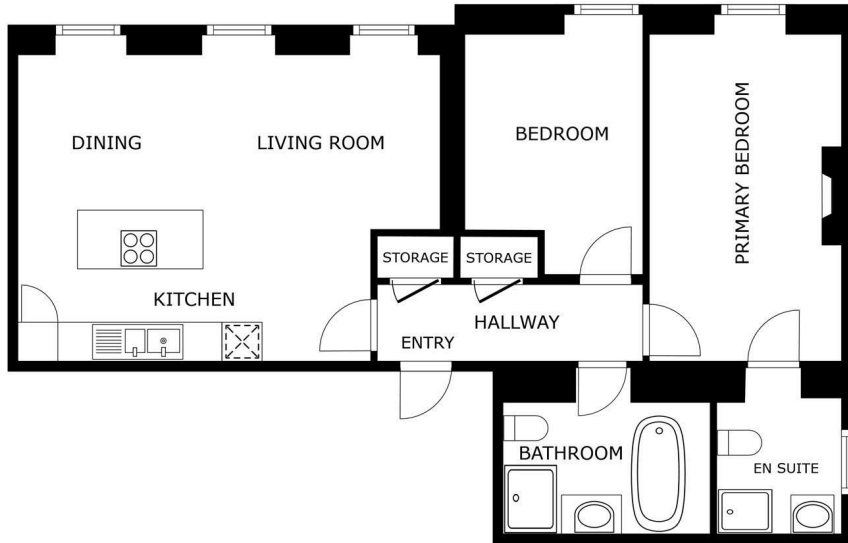
Parking to the front of the property.

Tenure and additional information

Each apartment will have a Share of the Freehold. The lease details, service charge and ground rent are to be confirmed shortly. Each apartment enjoys electric smart radiators with Bluetooth enabled smart controls, Fibre broadband and Sky television capabilities. Council Tax Band - F EPC - D



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 76.9 m² (828 sq.ft.)
 TOTAL : 76.9 m² (828 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(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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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.