



KEY

EXECUTIVE

SALES

Guide Price £695,000 , Walston Road, Wenvoe, Cardiff CF5 6AW



- Modern Spacious Detached Home
- Five Double Bedrooms
- Sought-after Village Location Near Cardiff With Easy Access to the M4 and Coast.
- Ample Parking and Double Garage
- Versatile Spaces: Additional study/playroom and dining room for flexible use.
- Raised deck and seating areas with beautiful views over Wenvoe



Exterior

The property is approached via a gently sloping, block-paved driveway providing parking for up to three cars and access to the integral garage. A sheltered terrace garden at the rear of the property offers multiple seating areas, including an expansive raised deck—ideal for outdoor entertaining. Enjoy breathtaking views over Wenvoe and the surrounding countryside from this tranquil space.

library, and community

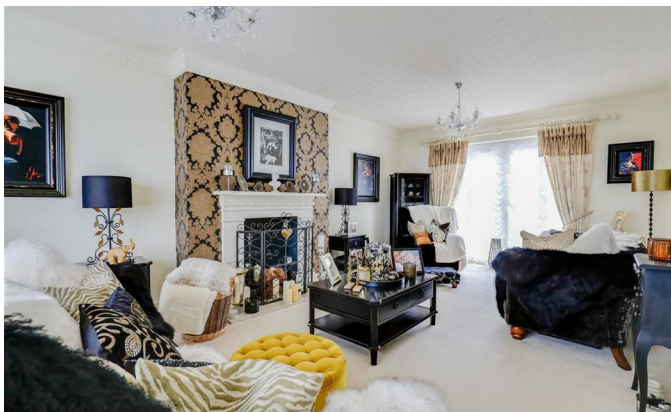
halls. Enjoy convenient access to the M4 motorway, Cardiff's vibrant city center, and the stunning coast, all within a short drive.

The nearby Vale of Glamorgan provides a wealth of leisure activities, including scenic country walks and coastal pursuits. The picturesque seaside town of Penarth and the historic market town of Cowbridge are also within easy reach, offering an array of independent shops, cafes, bars, and restaurants.



Location

Highbanks is located in the charming village of Wenvoe, known for its rich history and excellent amenities. The village, centered around a 12th-century parish church, offers a well-stocked shop with a post office, a popular primary school, a welcoming pub, a travel lodge, a part-time



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Highbanks is a beautifully modernized, detached family home, built in the 1970s and thoughtfully updated in recent years, offering move-in-ready accommodation in the highly desirable village of Wenvoe. This stylish property blends generous living spaces, beautifully maintained gardens, and stunning views, making it an ideal choice for families seeking comfort, convenience, and charm.

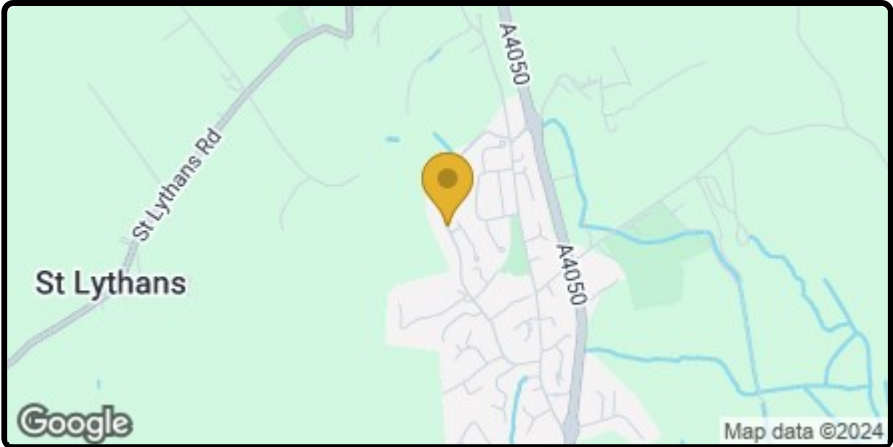
Ground Floor

Step into the inviting entrance hallway, which leads to the main living areas of the home. The family lounge spans the length of the property, featuring a striking fireplace, a bow window at the front, and French doors that open to the rear garden. A separate dining room provides an elegant space for formal meals, while a versatile study/playroom offers additional flexibility for home working or leisure.

At the heart of the home is a magnificent open-plan kitchen, living, and dining space perfect for family gatherings and entertaining. The kitchen is equipped with a range of modern units, granite work surfaces, and integrated appliances, including an electric oven, hob, dishwasher, and fridge. This space flows seamlessly into a dining area and adjoining living area, with French doors leading directly to the garden. A convenient cloakroom, utility/storage area, and access to the integral garage complete the ground floor layout.

First Floor

Upstairs, the principal bedroom is a luxurious retreat featuring fitted wardrobes and an elegant en suite with a slipper bath and separate contemporary shower. Four additional double bedrooms offer ample space for family and guests, all served by a well-appointed family bathroom with a shower over the bath.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

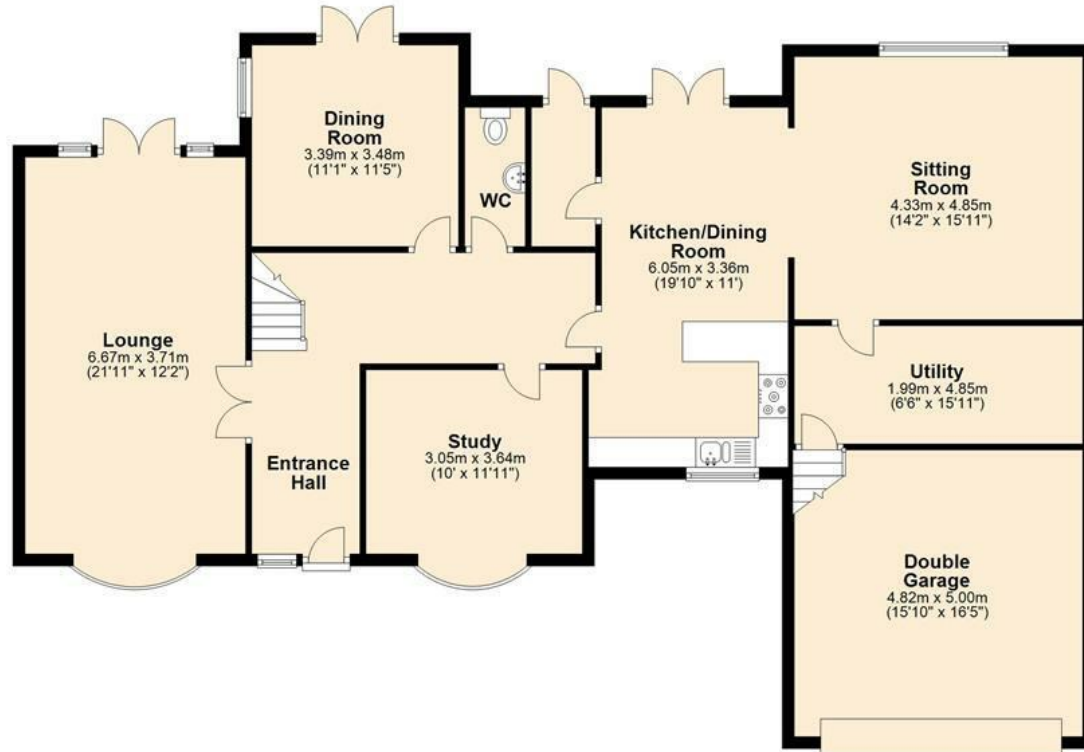
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Ground Floor

Approx. 148.5 sq. metres (1598.2 sq. feet)



First Floor

Approx. 92.5 sq. metres (995.4 sq. feet)



Total area: approx. 241.0 sq. metres (2593.6 sq. feet)