



113 Picca Close, Cardiff, CF5 6XR

Offers Over £235,000

Welcome to this charming property located on Picca Close in Cardiff! This delightful house is perfect for first-time buyers looking for a cozy yet spacious home in the beautiful Wenvoe, Vale of Glamorgan.

As you step inside, you are greeted by a lovely hallway leading to a fitted kitchen and a convenient downstairs WC/cloakroom. The lounge is inviting with ample space for dining, making it ideal for entertaining friends and family. Ascend the stairs to the first floor where you will find two double bedrooms and a family bathroom, providing comfortable living spaces for you to enjoy.

One of the highlights of this property is the rear gated and fenced garden, offering privacy and a peaceful outdoor retreat. You'll love spending time in this space, whether it's for a morning coffee or a weekend barbecue with loved ones. Also benefitting from Composite Front Door, uPVC windows and gas central heating.

Located in Wenvoe, Vale of Glamorgan, this property benefits from great transport links, making it easy to explore the surrounding areas and beyond. If you're interested in viewing this lovely home, please note that viewings are strictly by appointment only.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property in a fantastic location.

Hallway 10'6" x 3'3" (3.22 x 1.00)

W/C Cloakroom

KITCHEN 10'4" x 5'9" (3.16 x 1.76)

LOUNGE/DINER 15'7 x 12'5 (4.75m x 3.78m)

STAIRS TO FIRST FLOOR

MAIN BEDROOM 9'6" x 12'5" (2.91m x 3.80m)

BEDROOM 2 7'4" x 12'6" (2.25m x 3.82m)

FAMILY BATHROOM

STORAGE CUPBOARD

REAR GARDEN

Fenced and gated rear garden

Utilities

Gas

Electric

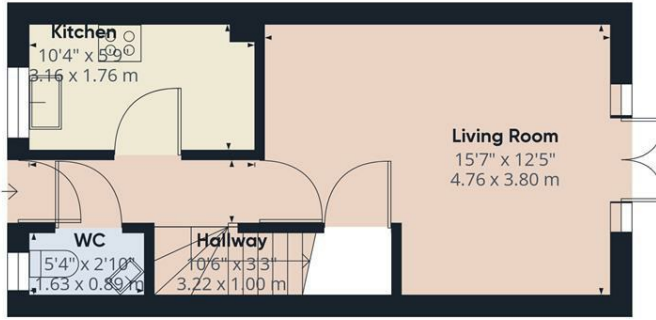
Water

Broadband BT

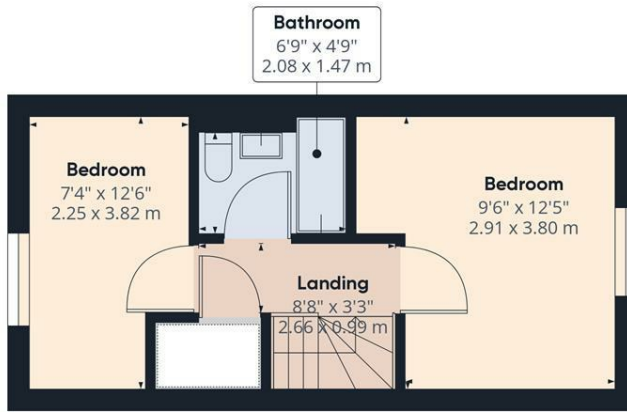
Estate Management Fee

Alexander Faulkner Partnership. £149.48 per annum.

Floor Plan



Floor 0



Floor 1



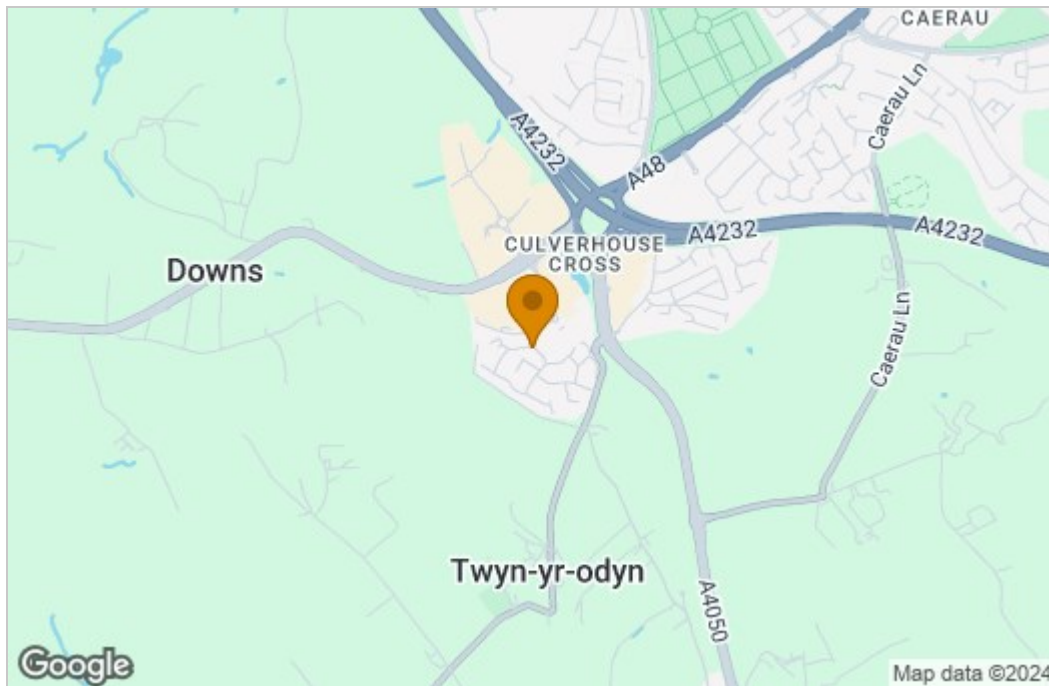
Approximate total area¹⁾
 608.88 ft²
 56.57 m²

(1) Excluding balconies and terraces

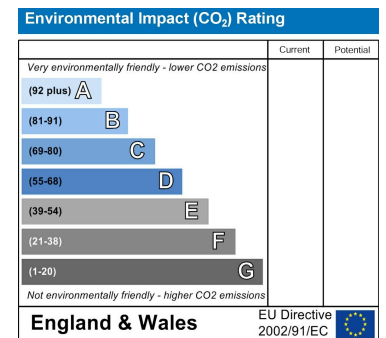
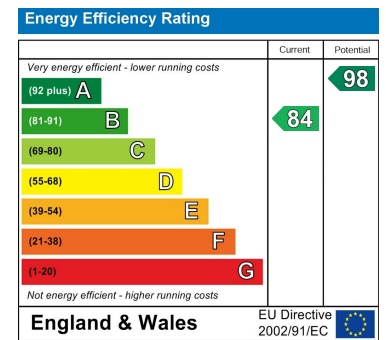
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Area Map



Energy Efficiency Graph



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