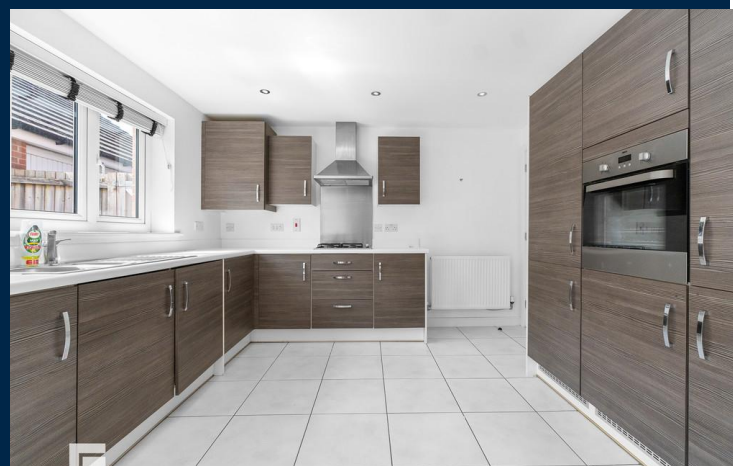
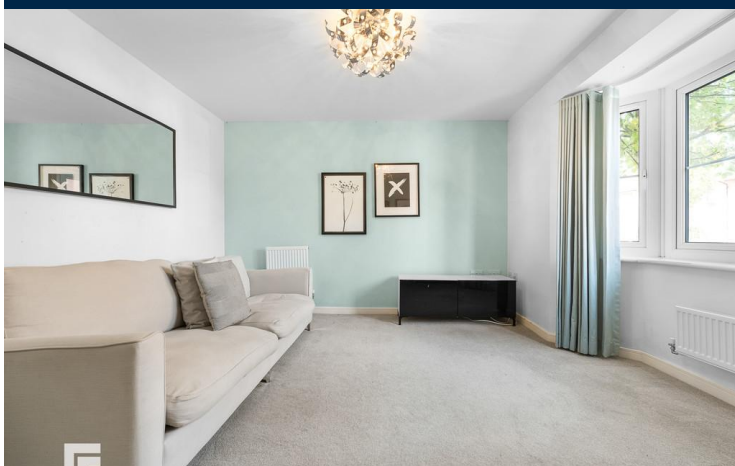




HARLECH ROAD
WENVOE
CARDIFF CF5 6XN

ASKING PRICE OF
£350,000



DETACHED HOUSE



3



2



3



1

NO CHAIN, THREE BEDROOM, DETACHED HOUSE IN WENVOE MGY are delighted to bring to market this beautifully presented, family home situated on the popular Harlech Road, Wenvoe. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC, three bedrooms - master ensuite, and family bathroom. The property further benefits from having a private driveway with space for two vehicles and an electric charging point, garage, a great size and low maintenance South facing rear garden and has gas central heating and double glazing throughout. *Viewing highly recommended*

ENTRANCE HALL

Entered via front door leading from private driveway. Carpeted flooring. Pendant light fitting. Door to downstairs WC, kitchen and lounge/diner. Stairs rising to first floor.

LOUNGE

13' 4" x 14' 1" (4.08m x 4.31m)

Double glazed bay uPVC window to front aspect. Continuation of carpeted flooring. Pendant light fittings. Radiators. TV and telephone point.

KITCHEN/DINER

18' 5" x 14' 1" (5.62m x 4.31m)

Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel 1.5 sink and drainer with mixer tap over and four ring gas hob with extractor hood above and oven beneath. Integrated appliances such as fridge/freezer and washing machine. Cupboard housing wall mounted boiler. Double glazed uPVC window to rear aspect with fitted blinds. Double glazed door leading to rear garden. Tiled flooring. Radiator. Space for dining. Spotlights. Door to under stairs storage.

DOWNSTAIRS WC

4' 11" x 2' 8" (1.51m x 0.82m)

Tiled flooring. WC. Obscure double glazed uPVC window to side aspect with fitted blind. Spotlights. Radiator. Pedestal wash hand basin with mixer tap over and tiled splashback.

FIRST FLOOR

FIRST FLOOR LANDING

Carpeted flooring. Pendant light fitting. Loft hatch. Radiator. Doors to all bedrooms, family bathroom and storage cupboard (housing water tank).

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,012 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM ONE

12' 7" x 10' 9" (3.85m x 3.30m)

Double glazed uPVC window to front aspect with fitted pull down blind. Double bedroom. Fitted mirrored sliding door wardrobes. Carpeted flooring. Pendant light fitting. Radiator. Door to ensuite shower room.

ENSUITE

6' 5" x 5' 5" (1.96m x 1.67m)

Obscure double glazed uPVC window to front aspect. WC. Pedestal wash hand basin with mixer tap over. Wall mounted mirror. Walk in shower cubicle with mains powered shower over. Fully tiled walls and flooring. Spotlights. Extractor fan. Radiator.

BEDROOM TWO

8' 6" x 10' 2" (2.61m x 3.12m)

Double glazed uPVC window to rear aspect. Double bedroom. Fitted mirrored sliding door wardrobe. Carpeted flooring. Pendant light fitting. Radiator.

BEDROOM THREE

10' 10" x 8' 0" (3.31m x 2.44m)

Double glazed uPVC window to rear aspect with fitted blinds. Carpeted flooring. Pendant light fitting. Radiator.

BATHROOM

8' 5" x 5' 5" (2.57m x 1.67m)

White three-piece-suite comprising WC, pedestal wash hand basin with mixer tap over, and panelled bath with mixer tap over. Obscure double glazed uPVC window to side aspect with fitted blinds. Fully tiled walls and flooring. Radiator. Spotlights. Extractor fan.

OUTSIDE

Front - Driveway to front with space for two vehicles. Walkway to front door. Fence and wall border. Electric charging point.
Rear - South facing private rear garden with laid to patio and lawn areas. Fence border. Slate shingled area. Gated side access.

GARAGE

Power and lighting.

TENURE

MGY have been advised that the property is FREEHOLD.

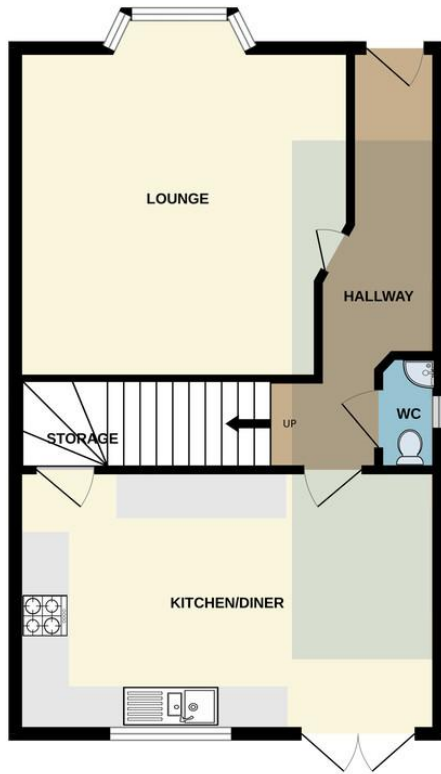


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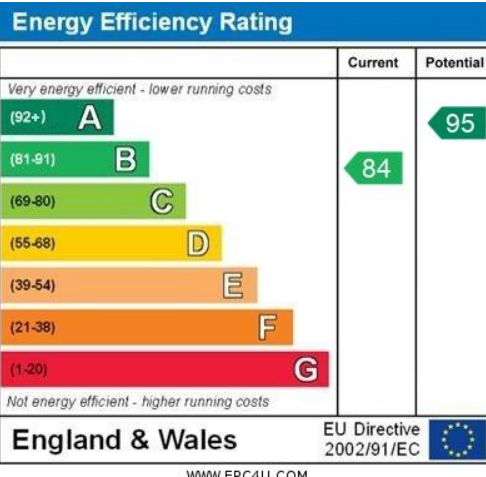
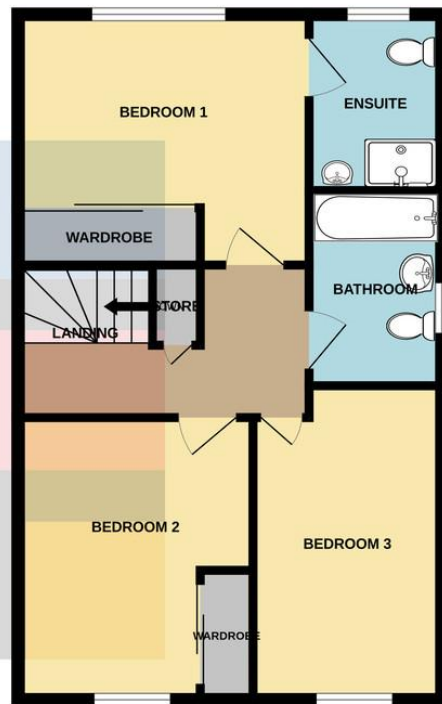


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GROUND FLOOR



1ST FLOOR



CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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