

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



ORCHARD CLOSE
WENVOE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

PORCH 1.80m x 0.97m (5'11 x 3'2)

HALLWAY

DINING ROOM
2.57m x 2.69m (8'5 x 8'10)

KITCHEN
2.84m x 3.71m (9'4 x 12'2)

OFFICE
2.87m x 2.26m (9'5 x 7'5)

LIVING ROOM
3.61m x 6.07m (11'10 x 19'11)

CONSERVATORY
3.20m x 2.67m (10'6 x 8'9)

BEDROOM 1
3.40m x 3.68m (11'2 x 12'1)

BEDROOM 2
2.87m x 5.21m (9'5 x 17'1)

BEDROOM 3
2.90m x 4.17m (9'6 x 13'8)

BATHROOM
2.49m x 1.98m (8'2 x 6'6)

W.C

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Comments by - Mrs Ruby Ledley



ORCHARD CLOSE

WENVOE, CF5 6BW - £435,000

 3 bedrooms  1 bathroom(s)  1128.00 sq ft

Welcome to Orchard Close, this property is available with no chain. A charming property located in the peaceful village of Wenvoe, Cardiff. This house boasts a spacious reception room, garden room, study, kitchen & dining room. With three good sized bedrooms, a WC & a family bathroom. Additionally, the double garage provides plenty of storage space for your vehicles or outdoor equipment. Situated in a quiet cul-de-sac, you can enjoy tranquillity and privacy in this lovely neighbourhood.

One of the highlights of this property is the large plot it sits on, offering endless possibilities for gardening enthusiasts or those looking to create their own outdoor living space.

Viewing is highly recommended.

PROPERTY SPECIALIST

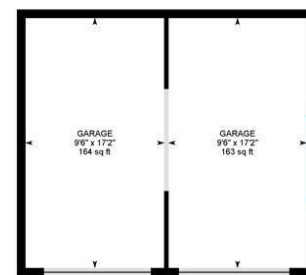
Mrs Ruby Ledley
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Valuer

Orchard Cl, Wenvoe, CRF

Main Building: Total Interior Area 1127.67 sq ft



Ground Floor



Lower Garage



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

