

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



HEOL COLLEN
WENVOE



ENTRANCE PORCH

ENTRANCE HALLWAY
1.91m x 4.65m (6'3" x 15'3")

LIVING ROOM
3.21m x 5.06m (10'6" x 16'7")

KITCHEN / DINER
5.87m x 3.10m (19'3" x 10'2")

UTILITY ROOM
1.82m x 1.47m (5'11" x 4'9")

DOWNSTAIRS WC
1.21m x 1.48m (3'11" x 4'10")

CONSERVATORY
2.94m x 3.44m (9'7" x 11'3")

SECOND RECEPTION
2.41m x 3.70m (7'10" x 12'1")

TO THE FIRST FLOOR

LANDING

MASTER BEDROOM
3.69m x 3.89m (12'1" x 12'9")

ENSUITE
1.87m x 2.15m widest points (6'1" x 7'0" widest points)

BEDROOM TWO
2.44m x 3.70m (8'0" x 12'1")

BEDROOM THREE
3.71m x 2.37m (12'2" x 7'9")

BATHROOM
1.77m x 2.37m (5'9" x 7'9")

BEDROOM FOUR
2.52m x 2.64m (8'3" x 8'7")

GARDEN
Good size South West facing garden.

DRIVEWAY
Parking for 2 cars

TENURE
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.




COUNCIL TAX
Band - F





HEOL COLLEN

WENVOE, CF5 5TX - £399,950

 4 Bedroom(s)  3 Bathroom(s)  1494.00 sq ft

Welcome to this stunning detached house located in the desirable Heol Collen, Cardiff. This modern property, built in 1996, boasts ample space with 2 reception rooms, 4 bedrooms, and 3 bathrooms spread across 1,494 sq ft of living area.

One of the highlights of this property is the South-West facing garden, perfect for enjoying sunny afternoons and hosting gatherings with friends and family. With driveway parking for 2 vehicles, you'll never have to worry about finding a spot to park.

Convenience is key with this property as it offers ease of access to the M4, making commuting a breeze. Additionally, the absence of an onward chain means you can move in hassle-free and start enjoying your new home right away.

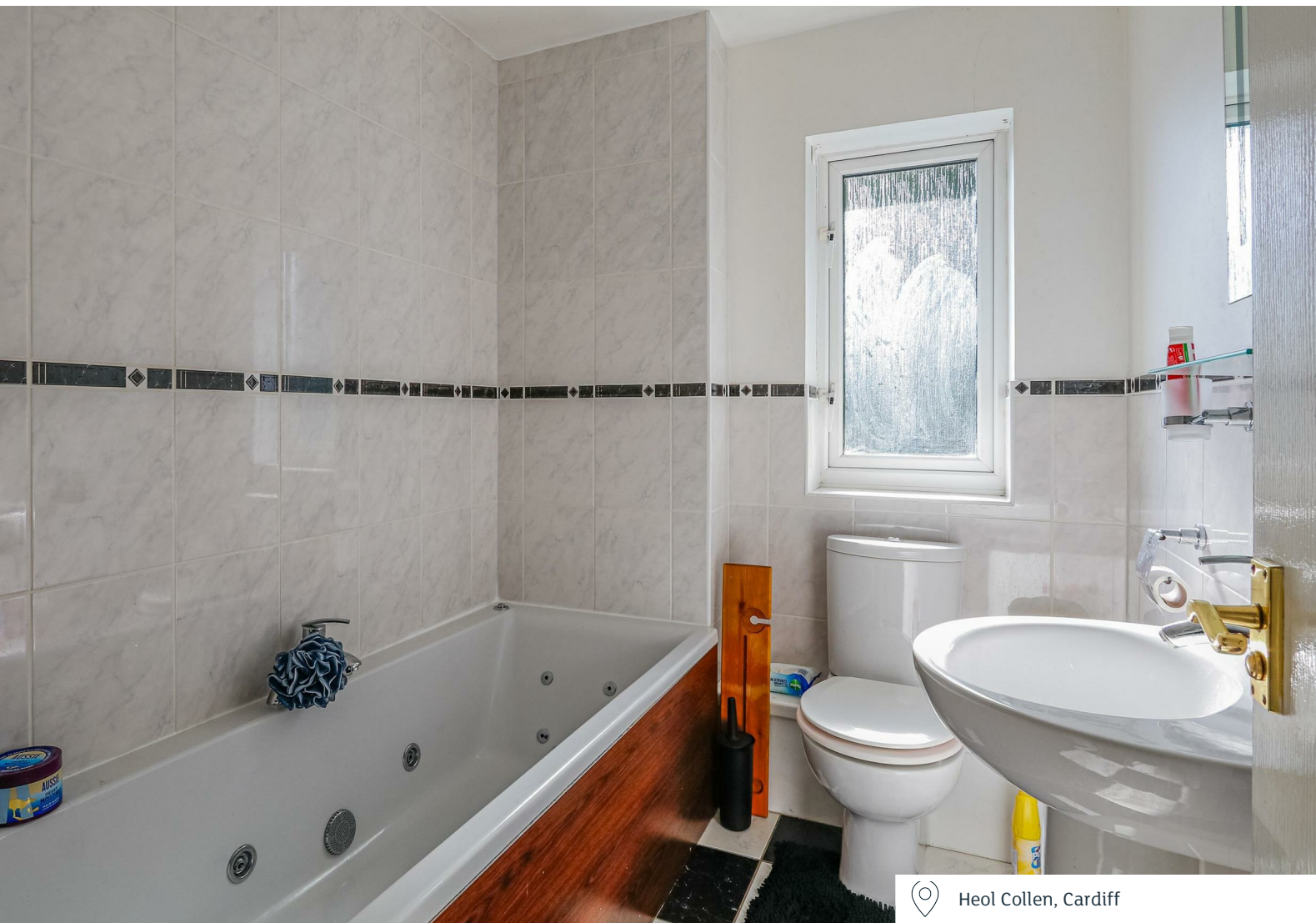
Don't miss out on the opportunity to own this beautiful home in a prime location. Contact us today to arrange a viewing and make this property your own.



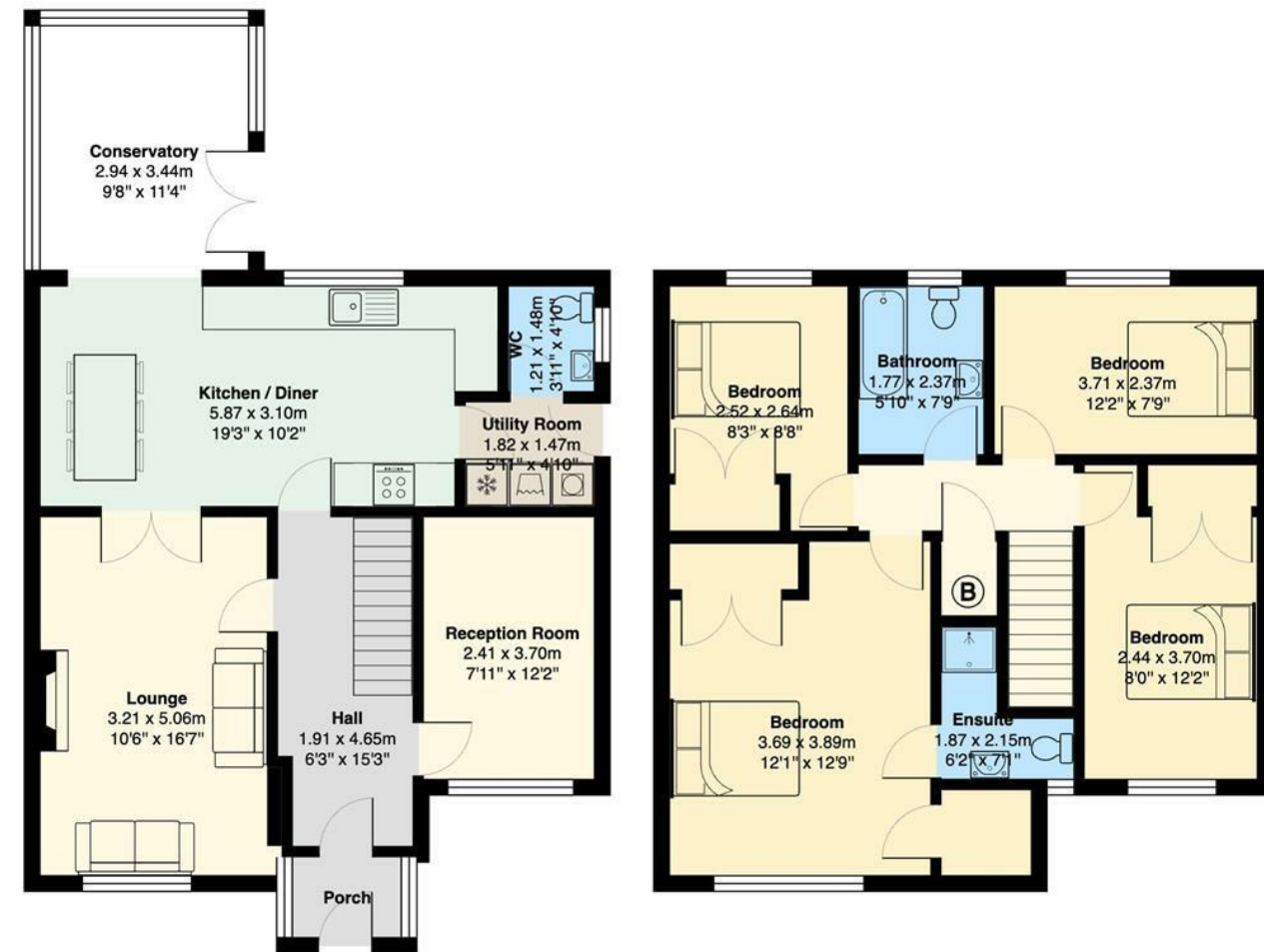
PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreygross.co.uk
02920 499680
Director





Heol Collen, Cardiff



Heol Collen, Wenvoe

Total Area: 138.8 m² ... 1494 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	