

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



PICCA CLOSE
WENVOE



HALLWAY

LIVING ROOM

4.19m x 3.48m (13'9 x 11'5)

WC

KITCHEN DINER

5.56m x 3.40m (18'3 x 11'2)

STORAGE CUPBOARD

LANDING

BEDROOM 1

3.78m x 3.33m (12'5 x 10'11)

EN-SUITE

1.65m x 1.96m (5'5 x 6'5)

BEDROOM 2

3.07m x 2.57m (10'1 x 8'5)

BEDROOM 3

2.39m x 2.57m (7'10 x 8'5)

BATHROOM

1.65m x 2.41m (5'5 x 7'11)

GARDEN

A well maintained garden, with patio area & lawn.

TENURE

We are advised that this property is Freehold. This is to be confirmed by your legal representative.

COUNCIL TAX

BAND E




SCHOOL CATCHMENT





PICCA CLOSE

WENVOE, CF5 6XR - £365,000

 3 Bedroom(s)
  3 Bathroom(s)
  1012.00 sq ft

Jeffrey Ross are delighted to bring to market this stylish and tastefully presented three bedroom detached house placed on this popular development in St Lythans Park. This detached three bedroom property briefly comprises entrance hallway, lounge, kitchen/diner, downstairs WC & 3 bedrooms - master ensuite, and family bathroom.

The property further benefits from a driveway, a good sized garage, and an immaculately presented rear garden. The layout and decor of the house is thoughtfully designed, enhancing the overall sense of space and light.

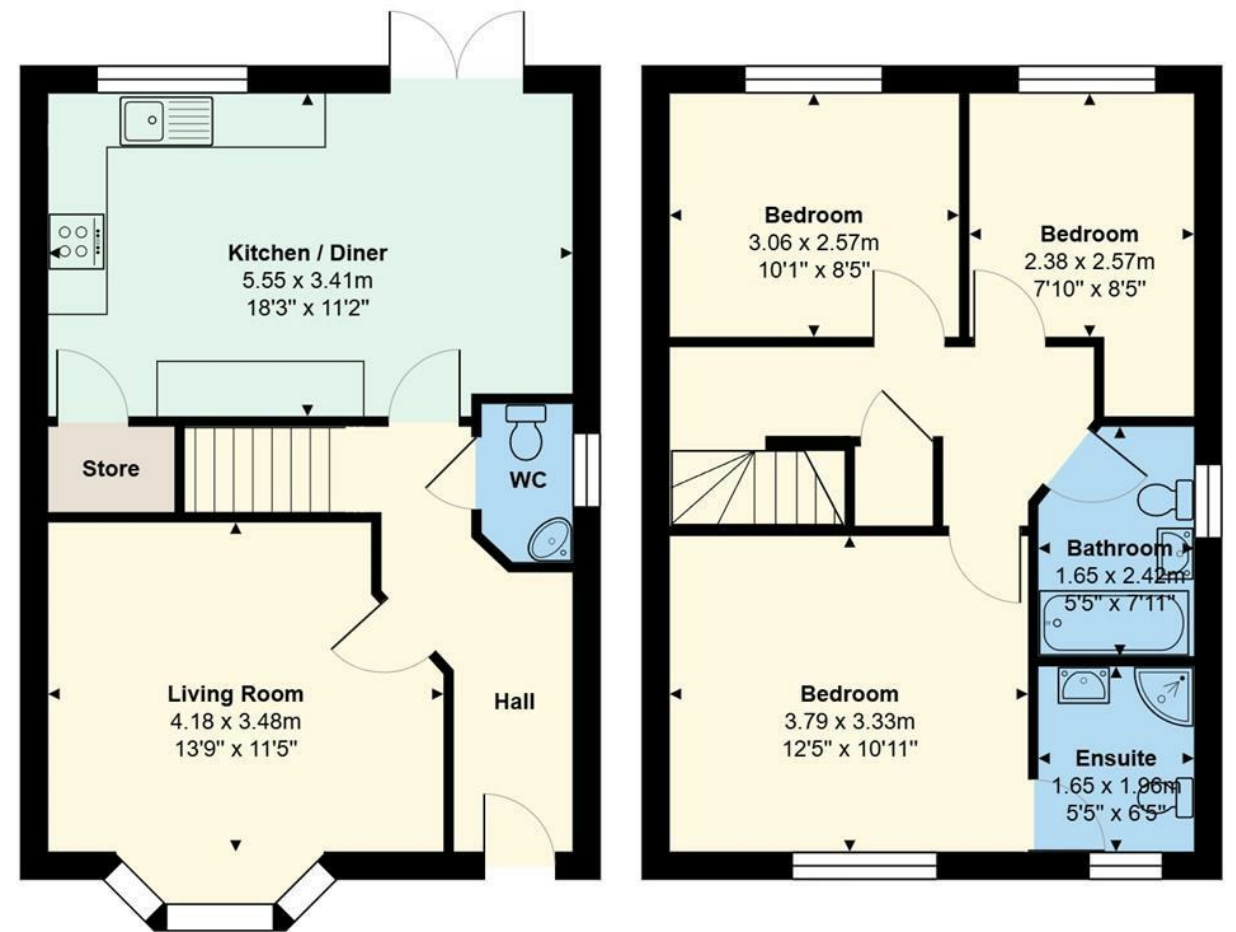
This home is ideally located for accessing the M4, and enjoying the many amenities in Culver House Cross.



PROPERTY SPECIALIST

Mrs Ruby Ledley
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 02920499680
 Valuer





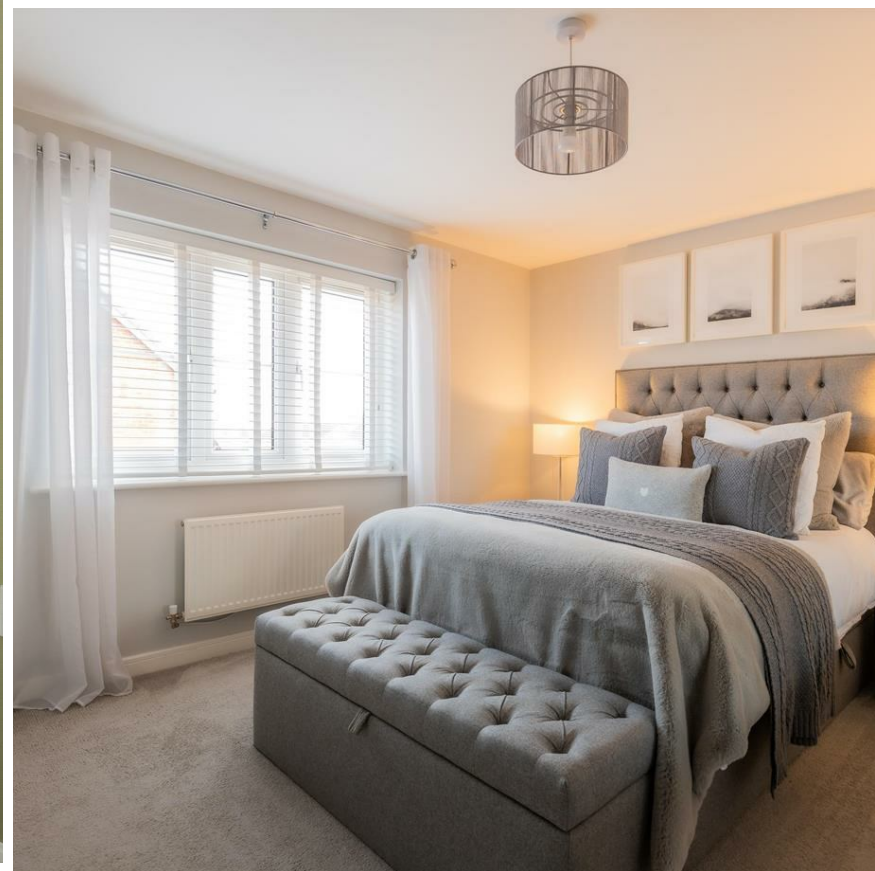
Picca Close, Culverhouse Cross, CF5 6XR

Total Area: 94.0 m² ... 1012 ft²

All measurements are approximate and for display purposes only



Picca Close, Wenvoe, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	