



Apartment 6, 10-12 Old Port Road

Wenvoe, Cardiff, CF5 6AN

Price £375,000

HARRIS & BIRT



An excellent opportunity to purchase this spacious, light and airy, first floor apartment situated in the bespoke and extremely well built Old Rectory development of new build apartments just last year. The property has been fitted to an extremely high standard and benefits from fully integrated appliances throughout by Neff and other high quality brands, Ecostrad electric radiators which are economical to run, well appointed bathrooms with matte black features throughout, WiFi controlled electric heating and picturesque views across the pretty church grounds beyond. The apartment itself benefits from two parking spaces and a good sized communal hallway with a low flight of stairs leading up to an inset landing. Front door providing access to communal lobby with the accommodation comprising; entrance porch, entrance hall, open plan kitchen/dining/living space with al fresco dining balcony terrace, two good sized double bedrooms, master en suite and family bathroom. The property is situated within easy walking distance of all of the village facilities.

Wenvoe is located between Cardiff and Barry, surrounded by woods and farmland providing endless country walks. Wenvoe is a popular commuter village conveniently situated for the City of Cardiff but set in the countryside only a few miles from the sea and with easy access to the M4 motorway a few miles away. The village was developed around the parish church which can be traced back to the 12th Century with the adjacent locality now being a conservation area. The village has a well-stocked store with a post office, a church, primary school, a public house and travel lodge, a part time library and three halls. Wenvoe has a very healthy community spirit which supports many local community groups with activities to meet everybody's needs.

- Immaculate First Floor Apartment
- Two Double Bedrooms
- Two Parking Spaces
- Highly Appointed Fixtures & Fittings Throughout
- Spacious & Open Plan with Al Fresco Balcony Terrace
- Close to Village Facilities
- Developed Only Last Year to an Impressive Standard
- EPC: D

Accommodation

Entrance Porch 3'10 x 4'7 (1.17m x 1.40m)

The property is entered via painted wooden front door to open entrance porch. Good space for shoes and cloaks with wall hung coat rack. RCD fuse board housed to wall. Skimmed walls and ceiling. LED spotlighting. Wood effect flooring. Panelled doorway with brushed chrome handles. Opens into hall.

Entrance Hallway 3'9 x 16'5 (1.14m x 5.00m)

Good sized entrance hall with skimmed walls and ceiling with a range of LED spotlighting. Smoke detectors and sprinkler system. Access to loft via hatch. Good sized storage cupboard. Pressurised hot water cylinder and hot water controls. Electric thermostatically controlled radiator in a white gloss housed to wall. Communicating doors to all rooms. Video intercom system housed to wall.

Kitchen/Living/Dining Room 28'11 x 18'0 max (8.81m x 5.49m max)

A wonderfully light and pleasant open plan kitchen/living/dining with a modern fitted shaker style kitchen in a dove grey. Range of wall and base units. Neff slide and hide oven with overhead grill and microwave facility. Neff four ring induction hob with Neff overhead modern extractor. 1.5 sink and drainer with matte black pull down power tap. Integrated Hoover dishwasher behind matching decor panel. Integrated up and over fridge/freezer behind matching decor panel. Integrated washer/dryer. Grooved drainer and quartz upstands and splashbacks. Further fully skimmed walls and ceiling. Inset LED spotlighting. Attractive curved wall alcove with double glazed sash window frontage to rear elevation

overlooking the pretty Church grounds beyond. Dual aspect via sash glazed window to side elevation. Double patio doors that open out onto a curved Alfresco balcony terrace with stone corbels composite laid deck. Wood effect flooring. Modern electric vertical radiators.

Master Suite Bedroom One 11'7 x 8'11 (3.53m x 2.72m)

Good sized double bedroom with glazed sash window to side elevation. Skimmed walls. Electric wall mounted radiator. Good sized storage cupboard. Sliding pocket door opens through into en suite.

Master Suite Bathroom One 8'6 x 3'7 (2.59m x 1.09m)

Three piece suite in white with matte black fixtures and fittings comprising integrated quadrant shower cubicle with integrated matte black shower and rainfall shower head attachment as well as separate shower head fitment. Wall hung wash hand basin with wall hung matte black mixer tap. Low level dual flush WC. Dove grey large form tiled splashbacks and floor to match. LED spotlighting. Extractor. Matte black wall hung heated towel rail.

Bedroom Two 12'3 x 9'3 (3.73m x 2.82m)

Another good sized double bedroom with glazed sash window to side elevation. Skimmed walls and ceiling. Matching wood effect flooring. Electric fitted radiator. Three door run of built in fitted wardrobes offering plenty of storage in a dove grey finish.

Family Bathroom 8'6 x 5'8 (2.59m x 1.73m)

Three piece suite comprising tiled panelled bath with matte black integrated shower, rainfall shower head

attachment and separate shower head fitment as well as matte black mixer tap. Circular wash hand basin set on a light oak vanity unit with matte black wall hung mixer tap. Low level dual flush WC. Dove grey large form tiled walls and floor. Skimmed ceiling. LED spotlighting. Extractor fan. Opaque glazed sash window to side elevation. Matte black wall hung electric heated towel rail.

Gardens & Grounds

The property is set within The Old Rectory building with well manicured and landscaped gardens and ground throughout. The property offers two parking spaces to front and is access via a communal lobby. Low flight of stairs leading up to Apartment 6. The property is made private via a stone built wall that surrounds the perimeter.

Services

The property is serviced by its own water and electric meter. Heating via electric WIFI controlled thermostat. Thermostatic radiators throughout. This apartment has a 1/8 share of the freehold of the management company.

Directions

As you come into Wenvoe The Old Rectory is on your left hand side turn through the gates and park in the designated parking or visitor spaces.

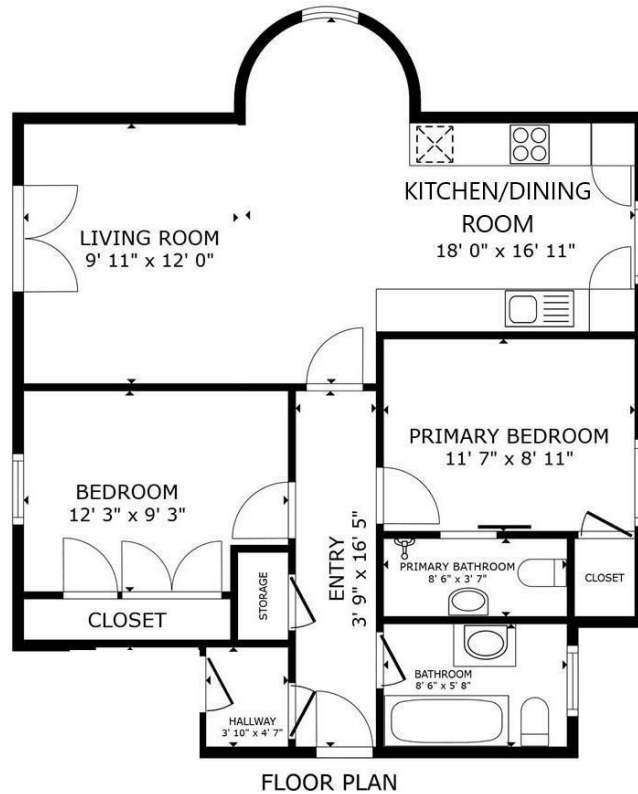








Dog Lane Rectory



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 808 sq.ft.
TOTAL : 808 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 60 | 60 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

