



 5  2  4
Is Y Coed, Wenvoe Cardiff
£775,000

 **peter
alan**

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About the property

Situated in the heart of the desirable village of Wenvoe, this impressive five-bedroom detached home offers generous and versatile living accommodation ideal for modern family life. Boasting four reception rooms, a spacious open-plan kitchen/breakfast room, and a separate utility area, this beautiful home combines comforts with a practical layout. This home is fitted with a solar panel system.

The ground floor provides excellent living space, including a welcoming entrance hall, a bright and airy lounge, a formal dining room, and an additional reception room perfect for use as a home office, playroom, or snug. The open-plan kitchen/breakfast room is the true heart of the home, featuring ample storage, quality fittings, and direct access to the rear garden, while the adjoining utility room adds further convenience. Upstairs, the property offers five well-proportioned bedrooms, including a generous principal suite with en-suite facilities. The remaining bedrooms are served by a modern family bathroom, making this home perfectly suited for growing families or those needing flexible space. Externally, the home enjoys a private rear garden, ideal for outdoor dining and family enjoyment, while to the front there is a driveway providing ample off-road parking and access to the garage. Wenvoe is a desirable village location offering a strong sense of community, well-regarded schools, and excellent transport links to Cardiff city centre, the Vale of Glamorgan and beyond.

Accommodation

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Lobby

A spacious and well-appointed lobby area, thoughtfully designed to provide a warm and elegant introduction to the property, with access to the principal rooms.

Entrance Hall

A grand and inviting entrance hall, offering a sense of space and elegance upon arrival, with access to the principal living accommodation and staircase rising to the first floor.

Living Room

22' 7" max x 12' 7" max (6.88m max x 3.84m max)
An impressive generously sized living room featuring French doors opening onto the rear garden, seamlessly blending indoor and outdoor living and entertaining and filling the space with natural light. This bright and spacious living room featuring a stylish fireplace as a central focal point, creating a warm and inviting atmosphere.

Kitchen/Breakfast Area

16' 7" max x 12' 7" max (5.05m max x 3.84m max)
A well-appointed open-plan space, forming the heart of the home. Fitted with an extensive range of units, generous work





surfaces and integrated appliances and ample room for informal dining/ breakfast table, French doors from the kitchen lead directly onto the garden, perfect for entertaining and family use.

Utility Area

5' 10" max x 5' 1" max (1.78m max x 1.55m max)
A practical and well-designed utility room providing additional storage and space for appliances, seamlessly supporting the main kitchen.

Family Room

10' 11" max x 9' 2" max (3.33m max x 2.79m max)
A refined and versatile reception space, perfectly suited as a secondary lounge or family room, offering a more intimate setting within the home.

Study

8' 6" max x 7' 3" max (2.59m max x 2.21m max)
A well-appointed study, ideal for home working or use as a private reading room.

Dining Room

11' 9" max x 9' 6" max (3.58m max x 2.90m max)



An elegant formal dining room, generously sized to accommodate a large dining table, ideal for hosting and entertaining in style.

Landing

A spacious and light-filled landing providing access to all bedrooms, enhancing the sense of openness throughout the first floor.

Bedroom 1

18' 5" max x 11' max (5.61m max x 3.35m max)
A substantial and beautifully presented principal suite, offering generous proportions and ample space , The room benefits from built-in wardrobes, a vanity unit, bedside tables, drawer units, and a bookcase-style shelving unit, creating a luxurious retreat.

En-Suite

10' 7" max x 7' 9" max (3.23m max x 2.36m max)
A generously sized En- suite offering a Well-appointed four-piece bathroom suite featuring a corner bath with shower mixer and a separate shower enclosure, WC and wash hand basin.

Bedroom 2

13' 1" max x 8' 4" max (3.99m max x 2.54m max)



A large and well-proportioned double bedroom, ideal for guests or family members.

Bedroom 3

13' 1" max x 9' 10" max (3.99m max x 3.00m max)
A further generous double bedroom, offering comfortable and flexible accommodation.

Bedroom 4

13' 1" max x 9' 10" max (3.99m max x 3.00m max)
A spacious fourth double bedroom, offering versatile accommodation suitable for guests, family members, or use as a home office

Family Bathroom

10' 6" max x 6' 9" max (3.20m max x 2.06m max)
Well-appointed family bathroom offering a bath with shower mixer and a separate shower enclosure.

Bedroom 5

9' 10" max x 8' 10" max (3.00m max x 2.69m max)
A versatile fifth bedroom, ideal as a nursery, dressing room or additional home office.

Rear Garden



A private and enclosed rear garden, predominantly laid to lawn with a patio seating area, creating an ideal space for outdoor entertaining and family enjoyment.

Driveway

A generous driveway providing ample off-road parking for multiple vehicles.

Garage

A detached double garage offering secure parking or additional storage, complementing the practicality of the home.

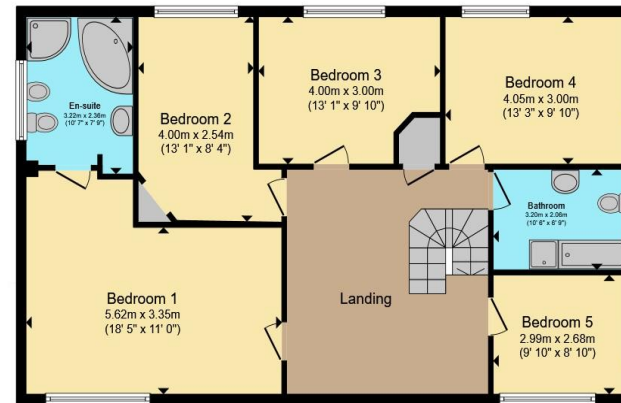


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Ground Floor



First Floor

Total floor area 204.6 m² (2,202 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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