£333,200

Picca Close,
Culverhouse Cross, Cardiff,
CF5 6XR

THOMAS H
WOOD

4 Bedrooms
House - Detached

********** Offers welcomed * No onward chain **********

A modern and spacious, four bedroom, detached family home located on the popular St Lythans Park development in Wenvoe. Ideally located on Picca Close and built by Bellway Homes in 2017 to a high specification. Picca Close is a well established cul-de-sac and only a short drive to Culver House Cross Shopping Centre, plus excellent links to the M4, Cardiff City Centre, Cardiff Bay, Penarth and the M4. Offered for sale with no onward chain and the balance of the 10 year NHBC guarantee. The property briefly comprises; a large kitchen diner with integral appliances, large principal reception room overlooking the front aspect and ground floor cloakroom. To the first floor there are 4 excellent sized bedrooms, ensuite shower room to master and a family bathroom. There is ample off road parking leading to the garage with light and power.

**********Offers welcomed * No onward chain **********

ENTRANCE

Via composite front door to hallway, doors to all rooms and stairs to 1st floor.

LOUNGE

17'7" x 10'9"

A spacious reception room overlooking the front aspect of the property, with carpeted floors, painted walls and ceiling, radiator with TRV and UPVC window.

KITCHEN/DINER

12'11" x 18'7"

A well appointed kitchen diner with range of wall and base units and contrasting worktops over. Four ring gas hob with stainless steel extractor. Stainless steel one and a half bowl sink. Integrated fridge and freezer. Electric oven and grill. Integrated dishwasher and washing machine and wall mounted ideal Logic boiler. Lino flooring and ample space for large table and chairs. Radiator with TRV French doors the garden

Features

- MODERN DETACHED
- FOUR BEDROOMS
- KITCHEN/DINER
- MASTER ENSUITE
- OFF ROAD PARKING
- GARAGE
- CLOSE TO LOCAL AMENITIES
- EASY ACCESS M4
- NO ONWARD CHAIN
- VIEIWNG HIGHLY RECOMMENDED

LANDING

via carpeted staircase, leading to Cardiff landing doors to all rooms, loft access airing cupboard.

MASTER BEDROOM

15'1" x 10'8"

Overlooking the rear aspect of the property with carpeted floor, painted walls, smooth ceiling, radiator with TRV and UPVC window. Door to;

ENSUITE
With tiled shower enclosure and chrome mixer shower. Low-level WC, pedestal wash hand basin with chrome tap and towel radiator with TRV. Partially tiled walls and UPVC window to side aspect.

BEDROOM TWO
12'2" x 7'8"
Overlooking the rear aspect of the property, carpeted floors, painted walls, smooth ceiling, radiator with TRV, UPVC window and ample space for double bed and wardrobes.

BEDROOM THREE
8'0" x 10'0"
A further double bedroom with carpeted floor, painted walls, smooth ceiling, radiator with TRV and UPVC window.

BEDROOM FOUR
8'5" x 8'2"
An excellent single room, currently being used as a dressing room with carpeted floor, painted walls, smooth ceiling, radiator with TRV and UPVC window to front.

FAMILY BATHROOM
With low-level WC, pedestal wash hand basin with chrome mixer tap. Partially tiled walls, bath with chrome taps and chrome mixer shower over.

OUTSIDE
A low maintenance rear garden with paved patio, decorative gravel, artificial grass, access to driveway and single garage. Ample off road parking on the driveway.

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band F

4 BEDROOMS

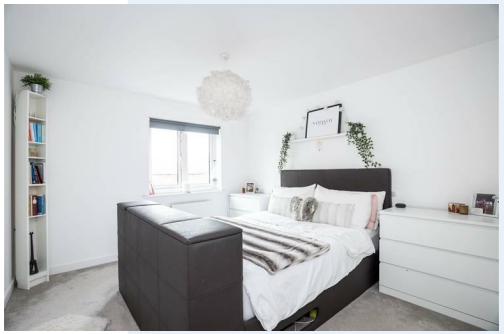
2 BATHROOMS

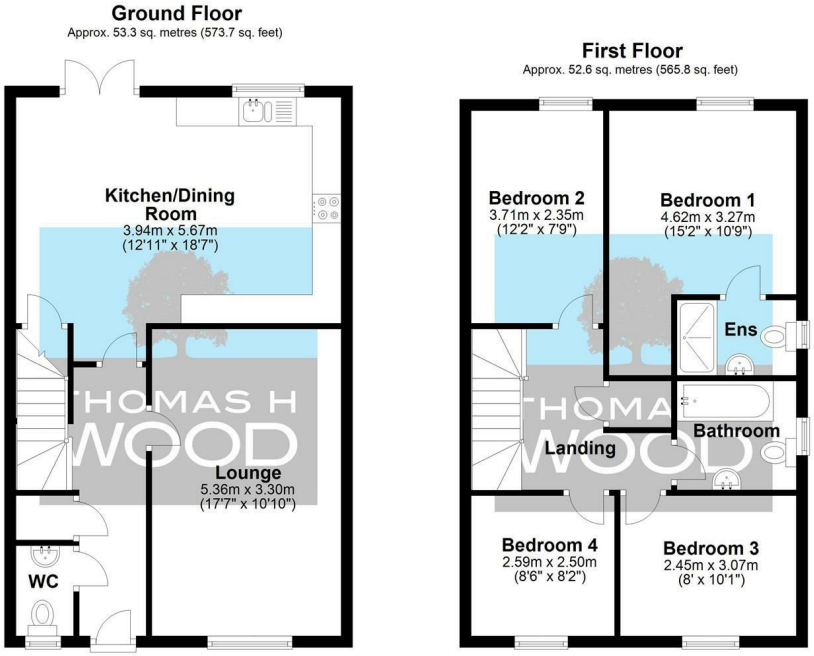
0 RECEPTION ROOMS

ENERGY RATING: B

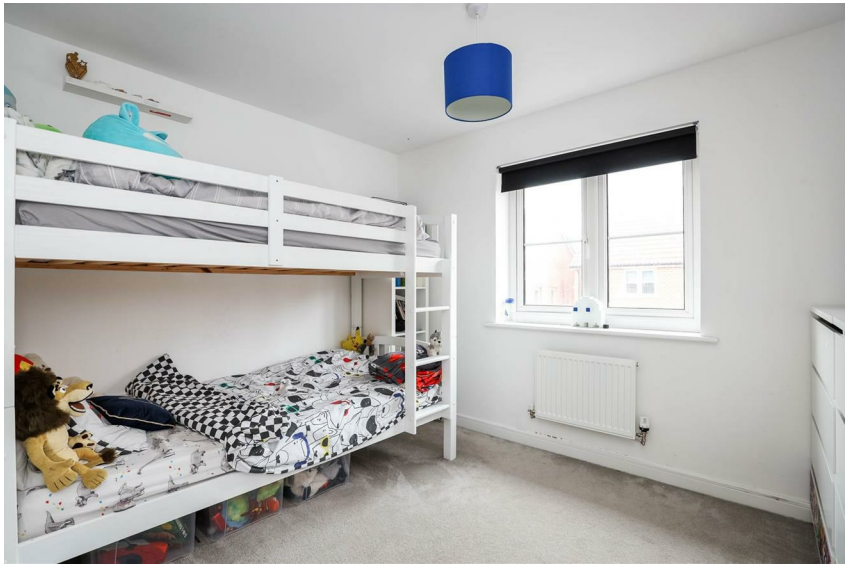
Information

- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1139.50 sq ft
- Current EPC Rating: B
- Potential EPC Rating: A

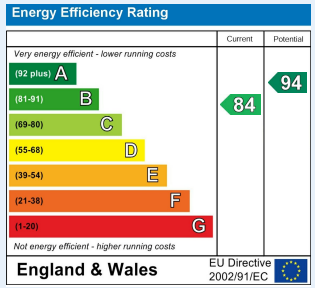




Total area: approx. 105.9 sq. metres (1139.5 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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