Walston Road

WENVOE, VALE OF GLAMORGAN, CF5 6AU

GUIDE PRICE £495,000

Hern & Crabtree



Walston Road

No chain. An exceptional opportunity to purchase this distinctive detached home, set on an elevated corner plot within the sought-after village of Wenvoe. Originally a former Estate Office, the property has been sympathetically extended and thoughtfully updated by its current owners over the past ten years, blending character features with modern family living.

The property offers spacious and versatile accommodation, beginning with a welcoming central hallway, complete with an original safe that now provides unique walk-in storage. The standout living room offers an impressive space for relaxing and entertaining, complemented by an open-plan fitted kitchen. opening into a dining room or second reception room that adds flexibility, alongside a utility room, shower room/WC, and an additional room suitable as a bedroom or home office.

To the ground floor, there is also a generous master bedroom and a contemporary family bathroom, while the first floor hosts two well-proportioned double bedrooms.

Outside, the landscaped gardens provide an attractive and private setting, with the added benefit of off-road parking.

Walston Road perfectly located in the heart of Wenvoe Village, close to local shops, pubs and amenities. Culverhouse Cross is also a short drive away which offers an excellent array of shops. There are also good transport links to Cardiff City Centre and the M4. Internal viewings are highly recommended.











Approx 2280.00 sq ft

Council Tax Band: G

Entrance Hall
Entered via wood front door, radiator, access to loft space, tiled flooring.

Bathroom
Double glazed window to the front, shower, wash hand basin and w.c, radiator.

Store Room
Fitted shelving, tiled flooring.

Bedroom Four / Study
Double glazed window to the rear, radiator.

Dining Room
Double glazed French doors to the rear garden, radiator, wooden flooring.

Kitchen
Two double glazed to the front, fitted with a range of wall and base units with worktop over, integrated hob, integrated oven, integrated sink, radiator, wooden flooring.

Downstairs Bathroom
Fitted with bath, shower, w.c and wash hand basin, radiator, wood panel ceiling, part tiled walls, tiled flooring.

Bedroom Three
Double glazed window to the side and rear, two radiators, built in shelves.

Living Room
Double glazed window to the side and front, radiator, staircase, stone chimney breast.

Landing
Wooden handrail.

Bedroom One
Two double glazed skylight windows, radiator.

Bedroom Two
Double glazed window to the side, radiator, two cupboards one housing the boiler, door to store cupboard.

Bathroom
Double glazed skylight, w.c and wash hand basin.

Rear Garden
Gravel, raised decking, flower beds, garden shed, access to the front.

Front
Driveway parking for up to four vehicles, wooden gate, path to the side leads to the rear.

Outbuilding
Single glazed window to the front, wash hand basin, brick wall, tiled floor.

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is G.

Disclaimer
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



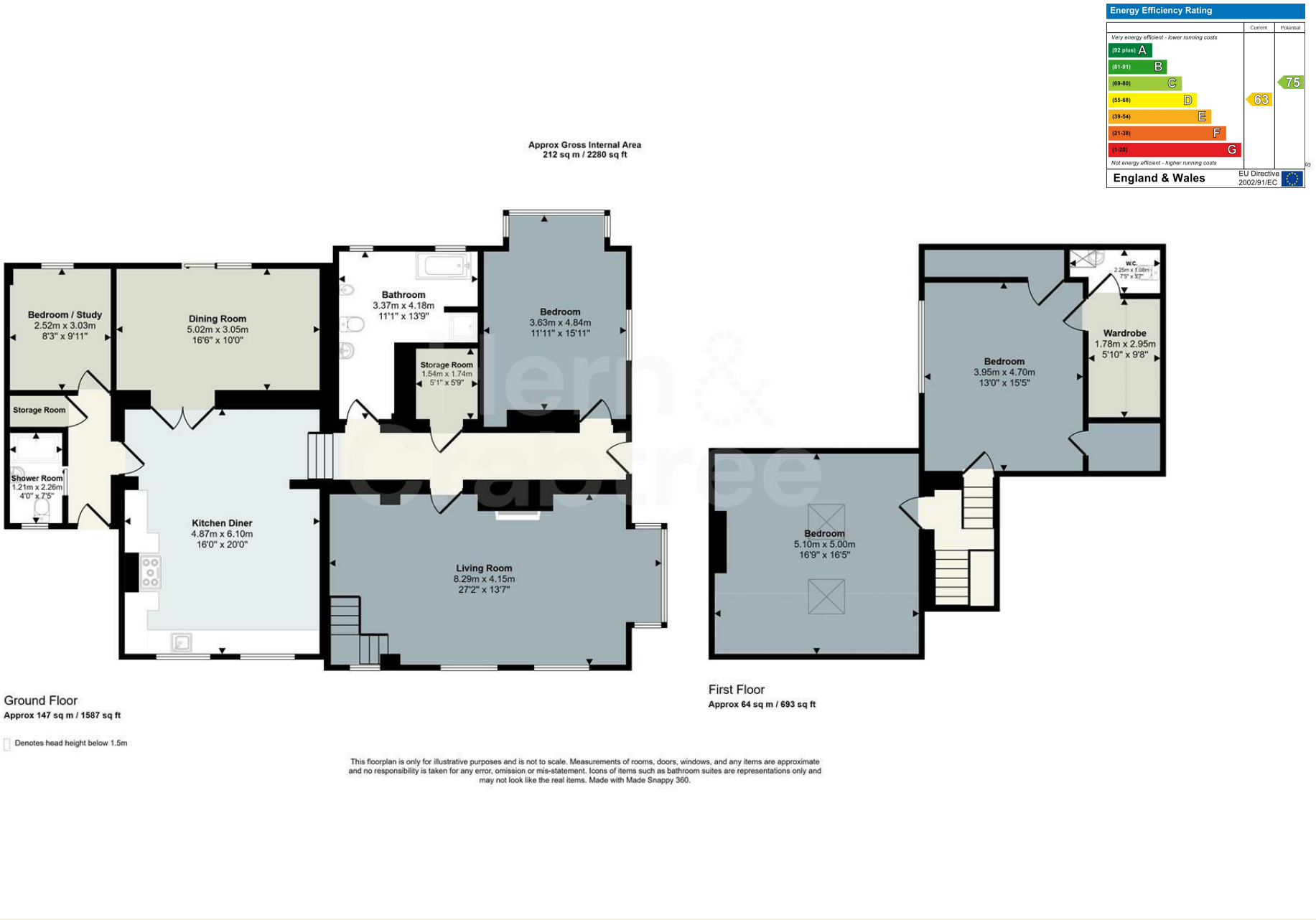








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