

10 The Coach House, Old Port Road

Wenvoe, CF5 6AN

Watts & Morgan



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£460,000 Leasehold - Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A beautifully presented, spacious three bedroom semi-detached property situated in the heart of Wenvoe village in the desirable Old Rectory Development. Conveniently located to Culverhouse Cross, the M4 Motorway and Cardiff City Centre. Accommodation briefly comprises: entrance hall, spectacular open plan kitchen/living/dining room, two spacious ground floor double bedrooms and a ground floor family bathroom. Primary bedroom located on the first floor with an en-suite. A private, landscaped south facing garden with two allocated parking spaces with additional visitor parking available. Share of Freehold. EPC Rating: 'E'.







Directions

Penarth Town Centre – 7.4 miles

Cardiff City Centre – 6.8 miles

M4 Motorway – 5.0 miles

Your local office: Penarth

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Summary of Accommodation

Entered via an obscured glazed composite door with side panel into a welcoming hallway enjoying oak effect luxury vinyl tile (LVT) flooring, a large recessed cloaks storage cupboard and a staircase leads to the first floor with a beautiful arched window overlooking the courtyard entrance with an exposed stone wall.

The spectacular open plan kitchen/living/dining room is the focal point of the home. The 'Sigma 3' kitchen showcases a range of base and wall units with quartz work surfaces. Integral appliances to remain include: fridge freezer, 'Neff' electric oven and microwave, a 'Neff' 4-ring induction hob with an extractor fan over, a 'Caple' washing machine/tumble dryer and a 'Caple' dishwasher. The kitchen enjoys a wrap around breakfast bar, an inset dual sink with a matt black mixer tap, recessed ceiling spotlights, continuation of oak effect LVT flooring and a skylight.

The spacious living/dining room enjoys continuation of oak effect LVT flooring, recessed ceiling spotlights, wall mounted electric heaters and bi-folding doors leading out to the rear garden.

Bedroom two is a spacious double bedroom which enjoys carpeted flooring, aluminum double glazed window overlooking the front of the property with shutter blinds and two recessed storage cupboards.

Bedroom three (currently being used as a home office) is a spacious double bedroom enjoying continuation of oak effect LVT flooring, two aluminum double glazed windows to the front and side elevation both fitted with shutters.

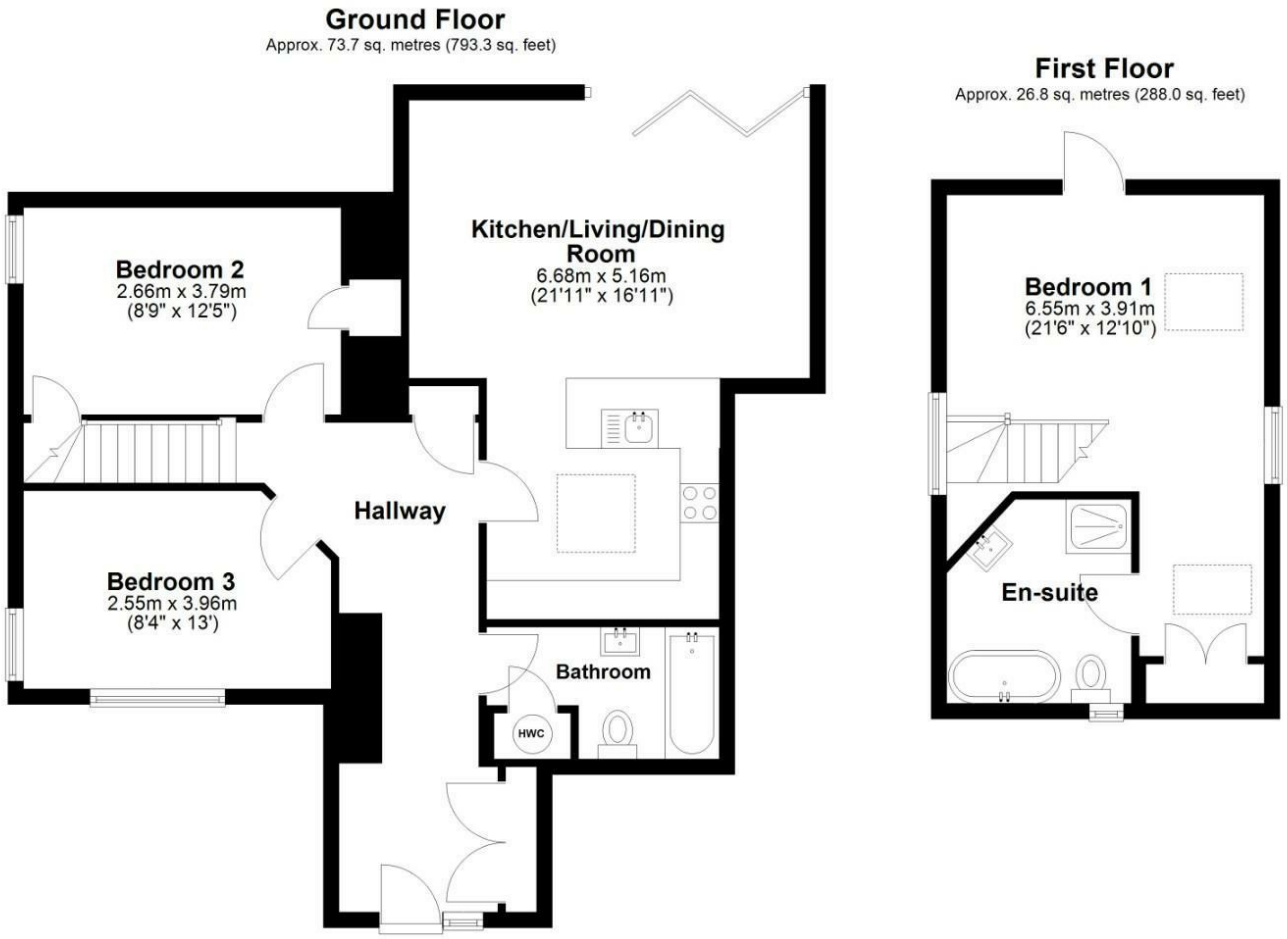
The ground floor bathroom has been fitted with a contemporary 3-piece white suite comprising: a tiled bath with a thermostatic shower over, a wash-hand basin set within a floating vanity unit and a WC. The bathroom further benefits from porcelain tiled walls and flooring, contemporary matt black bathroom fittings, electric towel radiator and an airing cupboard with the hot water cylinder.

To the first floor, the primary bedroom is a spacious double bedroom which enjoys carpeted flooring, a walk-through dressing area and a single glazed door providing access to the rear garden via original stone steps. The bedroom further enjoys two Velux skylights, aluminum double glazed windows to the front and rear elevation and a fitted mirrored wardrobe.

The en-suite which has been fitted with a 4-piece white suite comprising: a freestanding dual ended bath, a separate dual shower cubicle, a wash-hand basin set on a floating vanity unit and a WC. The en-suite further benefits from a feature exposed stone wall, porcelain tiled walls and flooring, matt black bathroom fittings, electric towel radiator and a circular double glazed window to the side elevation.

GARDEN & GROUNDS

10 The Coach House enjoys a private landscaped south facing rear garden predominantly laid with 'Cotswold' stones with a small flagstone patio area providing ample space for outdoor entertaining and dining. A pedestrian gate provides access to the communal gardens and the two allocated parking spaces with additional visitor parking available.

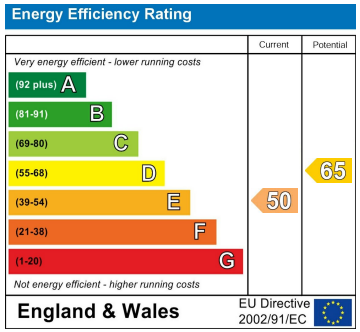


Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

ADDITIONAL INFORMATION

Share of Freehold – Leasehold (125 years remaining from ……..).
Mains water and electric connected.
We have been reliably informed that the Service Charge is £885.50 per annum.
We have been reliably informed that the Ground Rent is a £1 peppercorn rent per annum.





Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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