



Picca Close, Cardiff, CF5 6XP

Welcome to

Picca Close, Cardiff

This superb four-bedroom townhouse is located on the well-regarded modern development, St. Lythans Park, renowned for its location as a 'central-hub' for access to the semi-rural villages of Wenvoe & St. Nicholas, Cardiff City Centre & M4 motorway. Culverhouse Cross Retail Park is seconds away.

Entrance Hall

Entered via a contemporary, composite front door into an attractive hallway with stairs leading to the first floor with storage under, radiator and doors leading to the kitchen/dining room, lounge and cloakroom/WC.

Cloakroom

Double glazed window to front with fitted blind. WC. Corner wash hand basin with mixer tap over. Tiled splashback. Tiled floor. Radiator,

Kitchen / Dining Room

Double glazed bay window to front with fitted blinds. Floor and wall mounted kitchen units with complimenting work surfaces over. Grey brick tiled splashbacks. Integrated appliances including: fridge-freezer, washing machine, dishwasher, electric oven and gas hob with cooker hood over. Tiled floor. Radiator. Space for table and chairs.

Lounge

A lovely and relaxing living space with double glazed double doors with double glazed windows to either side, which open directly onto the rear garden. Two radiators

First Floor Landing

Stairs to second floor with spindles and balustrades. Airing cupboard housing hot water tank and a useful storage cupboard with shelving. Doors to three bedrooms and family bathroom.

Bedroom Two

Double glazed window to rear with fitted blind. Panelling to one wall. Radiator.

Bedroom Three

Double glazed window to front with fitted blinds. Radiator.

Bedroom Four

Double glazed window to rear with fitted blind. Radiator.

Bathroom

Double glazed window to front with fitted blind. Panelled bath with shower screen and shower over. Wall mounted wash hand basin with mixer tap over. WC. Tiled splashbacks. Tiled floor. Towel style radiator.

Second Floor Landing

Door to the master bedroom radiator.

Master Bedroom

A surprisingly large bedroom with plenty of space for a sofa and/or work station. Double glazed dormer window to front. Roof light to rear. Storage cupboard housing gas central heating boiler and plenty of storage. Loft access. Door to ensuite.

En-Suite Shower

Roof light to rear. Shower cubicle. Wash hand basin with mixer tap over. WC. Tiled splashbacks. Tiled floor. Towel style radiator.

Outside

Front Garden

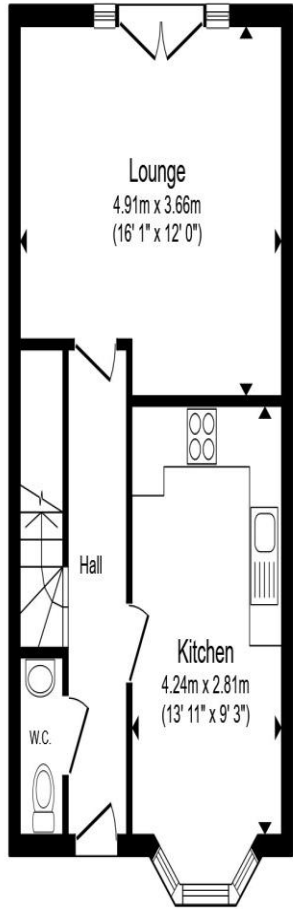
Garden area to the front with tandem driveway to the side providing off-road parking and leading to the garage, with timber gate to the side providing access to the rear garden

Rear Garden

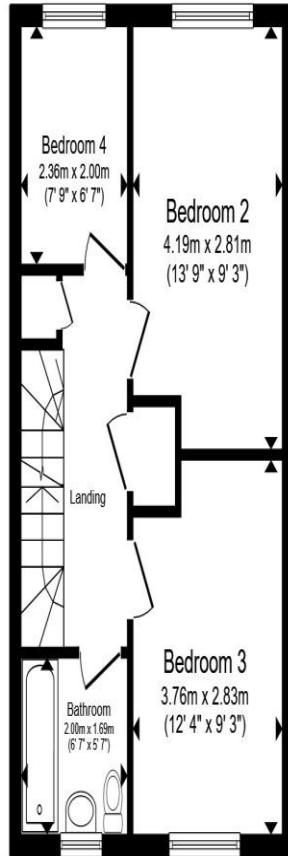
Westerly facing rear garden with attractive tree lined border to the rear. Attractive paved patio area leading to a lawned garden area. Storage area to rear of garage laid to stone chippings.

Detached Garage

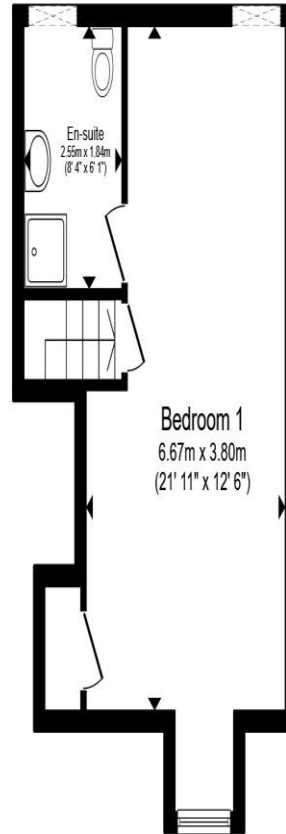
Up and over door. Power and Light.



Ground Floor



First Floor



Second Floor

Total floor area 110.7 m² (1,192 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



Welcome to Picca Close, Cardiff

- Exclusive development less than 10 years old, with 2 years NHBC remaining on this family home, presented in show home condition.
- Decorated in a contemporary style throughout the expansive accommodation over three floors including a Master bedroom suite which occupies the entire top floor
- Contemporary modern kitchen/dining room, attractive lounge with direct access onto the garden and a cloakroom/WC to the ground floor.
- Generous enclosed garden with side access, tandem driveway leading to a detached garage.
- Three bedrooms and a family bathroom on the first floor.

Tenure: Freehold EPC Rating: A

Council Tax Band: F

£375.000



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Property Ref:
PNR107021 - 0002

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