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Wenvoe Close, Wenvoe Cardiff

offers over £485,000

 peter  
alan

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## About the property

NO CHAIN - OPEN PLAN LIVING SPACE & UTILITY ROOM- DRIVEWAY & GARAGE

A spacious four bedroom semi detached family home modernised to a high standard. Comprising of an entrance hall, lounge, an open plan Kitchen/Diner with doors to the rear garden, a utility room and downstairs wc. Upstairs offers three bedrooms, the fourth is currently used as a shower room, a bathroom and an attic room. It further benefits from a landscaped rear garden, driveway & garage.

Wenvoe is a popular commuter village conveniently situated for the City of Cardiff but set in the countryside only a few miles from the sea and with easy access to the M4 motorway a few miles away. The village was developed around the parish church which can be traced back to the 12th Century with the adjacent locality now being a conservation area. The village has a well-stocked store with a post office, a church, primary school, a public house and travel lodge, a part time library and three halls. Wenvoe has a very healthy community spirit which supports many local community groups with activities to meet everybody's needs.

## Accommodation

### Entrance Hall

Carpet, radiator, doors to lounge and kitchen diner, stairs to first floor.

### Lounge

14' 3" x 10' 4" ( 4.34m x 3.15m )  
Window to front, carpet, radiator.

### Kitchen/Diner

25' 4" Max x 17' 6" Max ( 7.72m Max x 5.33m Max )  
Doors to rear garden, two windows to rear, wall and base units, oven, hob & extractor, Belfast sink, integrated dish washer, space for fridge freezer, tiled floor, radiator, space for dining table. Door to utility room.

### Utility Room

12' x 11' 5" ( 3.66m x 3.48m )  
Door to front and rear, window to rear, wall and bas units, sink, space for washing machine and tumble dryer, tiled floor, door to wc.

### Wc

Window to rear, wc, sink, tiled floor and walls.

### Landing

Carpet, doors to bedrooms, bathroom and shower room, stairs to attic room.

### Bedroom One

11' 5" x 10' 7" ( 3.48m x 3.23m )  
Window to rear, carpet, radiator.

### Bedroom Two





10' 3" x 9' 8" ( 3.12m x 2.95m )  
Window to front, wood effect flooring, radiator.

### Bedroom Three

12' 6" x 10' 4" ( 3.81m x 3.15m )  
Window to front, wood effect flooring, radiator, built in wardrobe.

### Bathroom

Window to rear, shower, bath, sink, wc, heated towel rail, tiled floor and walls.

### Shower Room

Originally the fourth bedroom, its currently used as a Jack and Jill shower room. Window to rear, wc, sink, double shower, tiled floor and walls.

### Attic Room

12' 8" x 11' 6" ( 3.86m x 3.51m )  
Velux style window, carpet, radiator.

### Outside



To the front of the property there is a driveway and access to a garage. The rear enclosed garden is beautifully landscaped, laid to lawn with a patio area.

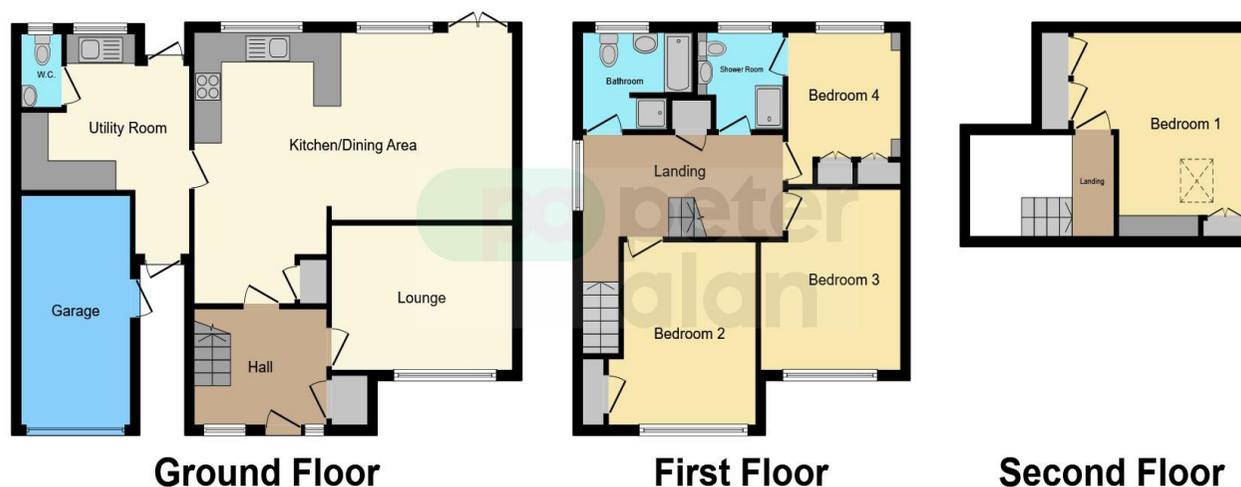






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