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CARDIFF VALE CAERPHILLY BRISTOL



Picca Close

WENVOE



A beautiful four double bedroom family home perfectly positioned on this sought after development

Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

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Spacious bedroom, biggest plot on the estate with huge garden front and back. Two bedrooms with ensuites and lots of storage space. Opposite a protected tree which gives a lovely view throughout the year.

Comments by the Homeowner





Total Area: 186.7 m² ... 2010 ft²

All measurements are approximate and for display purposes only









Picca Close

Wenvoe, Cardiff, CF5 6XP

Asking Price

£575,000

4 Bedroom(s) | 4 Bathroom(s) | 1753.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Nestled in the charming area of Picca Close, Wenvoe, Cardiff, this impressive detached family home offers a perfect blend of comfort and modern living. Spanning an expansive 1,753 square feet, the property boasts a games room, open plan kitchen living space & four generously sized double bedrooms, two of which feature their own ensuite bathrooms, ensuring ample space and privacy for the entire family.

As you enter, you are greeted by two inviting reception rooms that provide versatile spaces for relaxation and entertainment. The open plan living area is a highlight of the home, creating a seamless flow between the kitchen and living spaces, ideal for family gatherings and social occasions.

The property is set on a large plot, overlooking picturesque green space, which enhances the sense of tranquillity and connection to nature. The beautifully landscaped rear garden is perfect for outdoor activities or simply enjoying the fresh air in a serene environment.

Conveniently located close to local amenities, this home offers easy access to shops, schools, and recreational facilities, making it an ideal choice for families seeking both comfort and convenience. With its spacious layout, modern features, and delightful surroundings, this property is a wonderful opportunity for those looking to settle in a vibrant community.





Council Tax

Band G

School Catchment

Gwenfo Church in Wales Primary School (Community/Local Catchment for the Wenvoe area)
Peterston-Super-Ely Church in Wales Primary School (Feeder/Catchment variant depending on exact plot line)
Secondary School: St. Cyres Comprehensive School (Penarth / Vale of Glamorgan authority)

Hall

WC

Utility room

Living room 12'3 x 18'0 (3.73m x 5.49m)

Kitchen 12'5 x 13'6 (3.78m x 4.11m)

Dining room

Sitting room 11'2 x 12'3 (3.40m x 3.73m)

Games room 11'0 11'7 (3.35m 3.53m)

Bedroom 12'3 x 13'7 (3.73m x 4.14m)

Ensuite

Bedroom 15'5 x 9'8 (4.70m x 2.95m)

Ensuite

Bedroom 15'5 x 10'7 (4.70m x 3.23m)

Bedroom 12'3 x 9'4 (3.73m x 2.84m)

Family bathroom

Rear garden

Newly landscaped

Garage

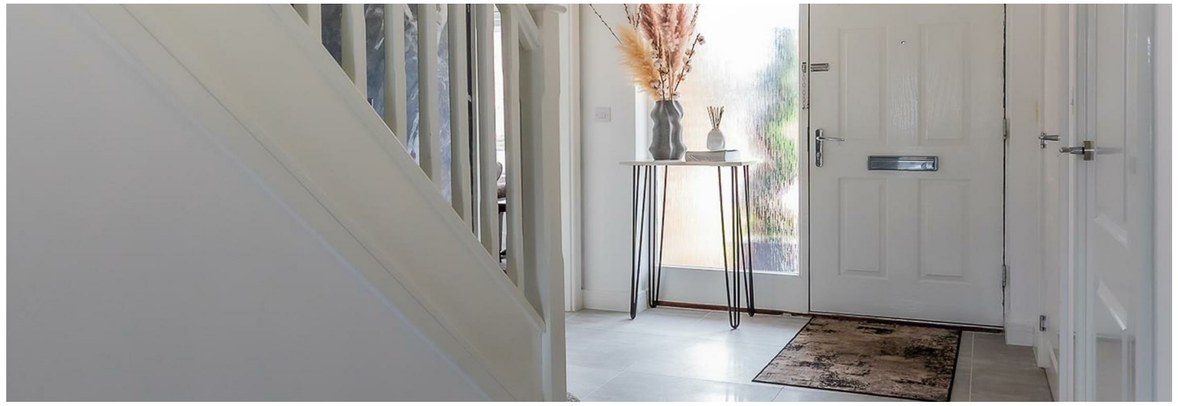
Partly converted

EPC

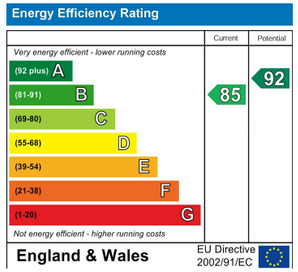
Rating B










Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
85
92
England & Wales
EU Directive 2002/91/EC



