



**Vennwood Close, Wenvoe, Cardiff, CF5 6BZ**

## **Welcome to**

### **Vennwood Close, Wenvoe, Cardiff**

Move-in ready and perfectly positioned close to village amenities, a beautifully upgraded 3-bed end-terrace in popular Vennwood Close, Wenvoe. Features a bright lounge, modern kitchen and dining room, 3 good bedrooms, stylish bathroom, generous front & rear gardens, plus garage in a separate block.

#### **Entrance Hall**

Enter via a modern composite front door leading to hallway, high quality pale grey laminate floor, radiator, fuse box, alarm control panel, downlighting and part glazed panelled door to lounge.

#### **Lounge**

13' 6" x 13' 1" ( 4.11m x 3.99m )

Double glazed window to front, pale grey laminate floor, downlighting, radiator and wide opening through to dining area.

#### **Dining Area**

10' 3" x 8' 1" ( 3.12m x 2.46m )

Double glazed French doors to rear garden, pale grey laminate flooring, understairs storage cupboard, downlighting, radiator.

#### **Kitchen**

10' 5" x 7' 7" ( 3.17m x 2.31m )

Double glazed door and windows leading out onto the rear garden, wall and floor mounted kitchen units in white high gloss with contrasting work surface over, composite sink with lever mixer tap. Electric hob, split level oven, combination microwave, integrated fridge/freezer and dishwasher. Space for washing machine and dryer, laminate flooring and brick style tiling.

#### **First Floor Landing**

Loft access with retractable ladder to a fully boarded loft and access to combination boiler, large store cupboard, painted moulded panelled doors to three bedrooms and bathroom.

#### **Bedroom 1**

13' 2" max x 10' 2" max ( 4.01m max x 3.10m max )

Double glazed window to front, recess for large fitted wardrobe. coving, downlighting and radiator.

#### **Bedroom 2**

10' 2" x 10' 1" max ( 3.10m x 3.07m max )

Double glazed window to rear, radiator and recess for wardrobe.

#### **Bedroom 3**

7' 10" x 7' 2" ( 2.39m x 2.18m )

Double glazed to front, downlighting and radiator.

#### **Bathroom**

Double glazed window, modern panelled bath with toughened shower screen and rainfall shower fitting over, modern wash hand basin set into a vanity unit with storage, wc, tiled walls and floor, chrome ladder radiator and downlighting.

#### **Front Garden**

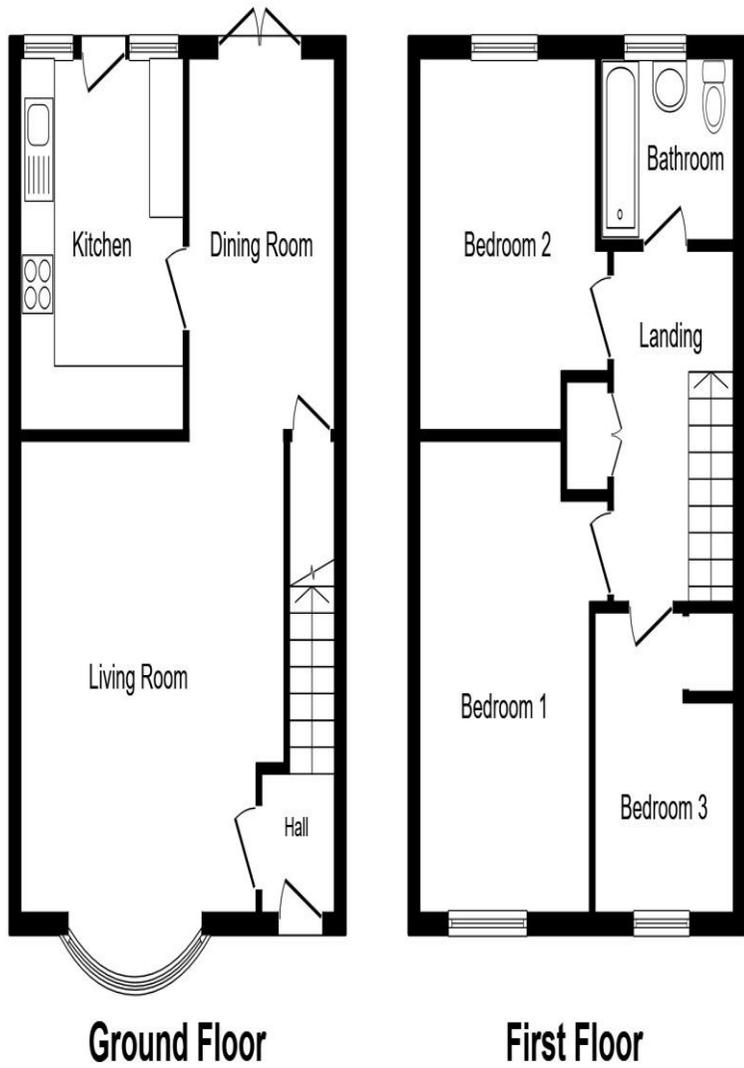
A generous front garden laid to lawn with pathway to front entrance, hedged boundaries and side access to the rear garden.

#### **Rear Garden**

Another generous garden providing surprising privacy to the rear. Laid to lawn with pathway to the rear and timber fenced and hedged boundaries.

#### **Garage**

Set apart from property in a block of 4, accessed via an up and over door.



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](http://www.propertybox.io)

## Welcome to

### Vennwood Close, Wenvoe, Cardiff

- Well-presented and upgraded end-terraced home in a quiet residential cul-de-sac in popular Wenvoe
- Bright and spacious living room with a modern kitchen and dining area both with garden access
- A stylish, contemporary family bathroom
- Good-sized front and rear gardens and a garage located in a separate block
- Close to village shops, parks and amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £300,000

#### directions to this property:

From Culverhouse Cross, take Port Road (A4050) and proceed over two roundabouts. At the third roundabout take the third exit onto Old Port Road signposted for Wenvoe. Take the first main turning right onto Vennwood Close and the property can be found at the end of the road, marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106874](https://allenandharris.co.uk/Property/PNR106874)



Property Ref:  
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