

The Old Rectory

Wenvoe

OCULUS  KEY

WATTS & MORGAN  150 YEARS



The Development

The Old Rectory, situated in the heart of Wenvoe village, is a 19th Century, Grade II listed, much treasured building which most recently functioned as a care home until trading ceased and the property became vacant. Oculus Key have now created ten generously sized, luxury one to three bedroom apartments which offer a mixture of period and modern features. Each apartment in this exclusive development has been individually designed and offers open plan living, spacious bedrooms, private and communal gardens and allocated parking.

The Old Rectory is perfectly positioned to take advantage of everything that the sought-after village of Wenvoe has to offer. Found on the outskirts of Cardiff and only a few miles from the sea and with easy access to the M4 motorway. The village, developed around the parish church which can be traced back to the 12th Century offers a well-stocked shop with a post office, a well-regarded primary school, a public house, a travel lodge, a part time library and three halls.

The Vale of Glamorgan offers a good range of leisure and country pursuits. The seaside town of Penarth is full of charm and character and the historic market town of Cowbridge offers a range of independent shops, retailers, together with vibrant bars and coffee shops.



Apartment 1

£350,000

Share of freehold.



A well-proportioned, two-bedroom ground floor apartment with a private garden and allocated parking space.

The welcoming entrance hall enjoys oak effect luxury vinyl tile (LVT) flooring, a wall mounted audio/video door entry intercom system and a large, recessed storage cupboard.

The spectacular open plan kitchen/living/dining room is the focal point of the apartment. The living room showcases a decorative original fireplace with tiled opening with an Oak surround and bespoke panelling to the walls.

The Sigma 3 kitchen showcases a range of base and wall units with quartz work surfaces and integral 'Neff' appliances. The kitchen further benefits from a central island unit with continuation of the quartz work surface with waterfall returns. The kitchen enjoys continuation of the oak effect luxury vinyl tile (LVT) flooring, a floor to ceiling aluminium double glazed window to the side elevation and bi-folding doors provide access to the private garden.

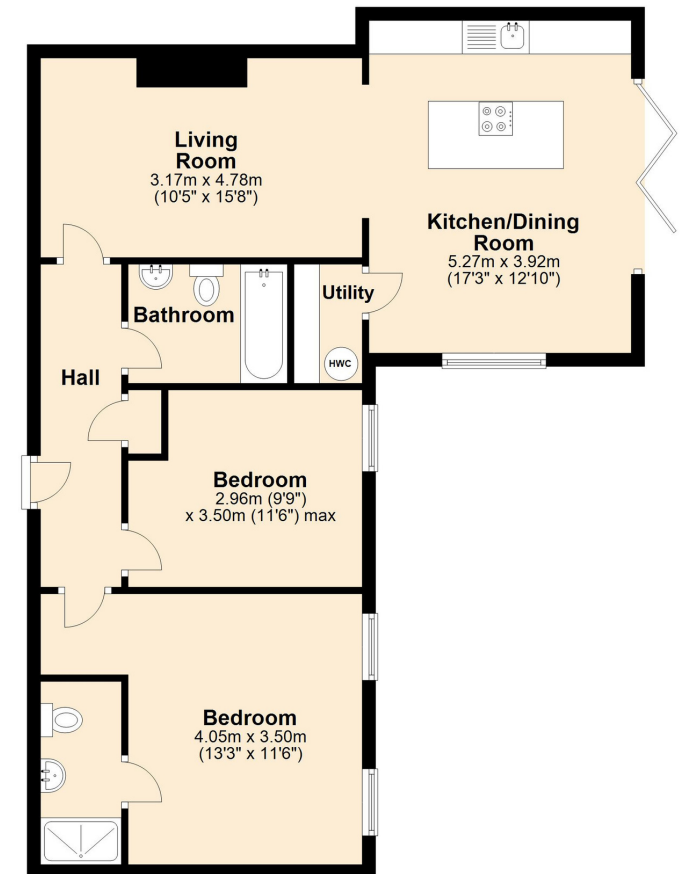
The utility room has been fitted with a worktop and provides space and plumbing for freestanding white goods.

The superb, spacious master bedroom benefits from carpeted flooring and a refurbished, original sash window to the front elevation with original refurbished wooden shutters. The en-suite has been fitted with a three-piece white suite comprising: a walk-in shower cubicle, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from porcelain tiled walls/flooring, Matte black bathroom fittings, an electric towel radiator and a backlight mirror.

The second bedroom is a generously sized double bedroom which enjoys carpeted flooring and a refurbished, original sash window to the front elevation with original refurbished wooden shutters.

The family bathroom has been fitted with a three-piece white suite comprising: a bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from porcelain tiled walls/flooring, Matte black bathroom fittings, an electric towel radiator and a backlight mirror.

Apartment one enjoys a private landscaped garden, access to the communal garden and an allocated parking space.

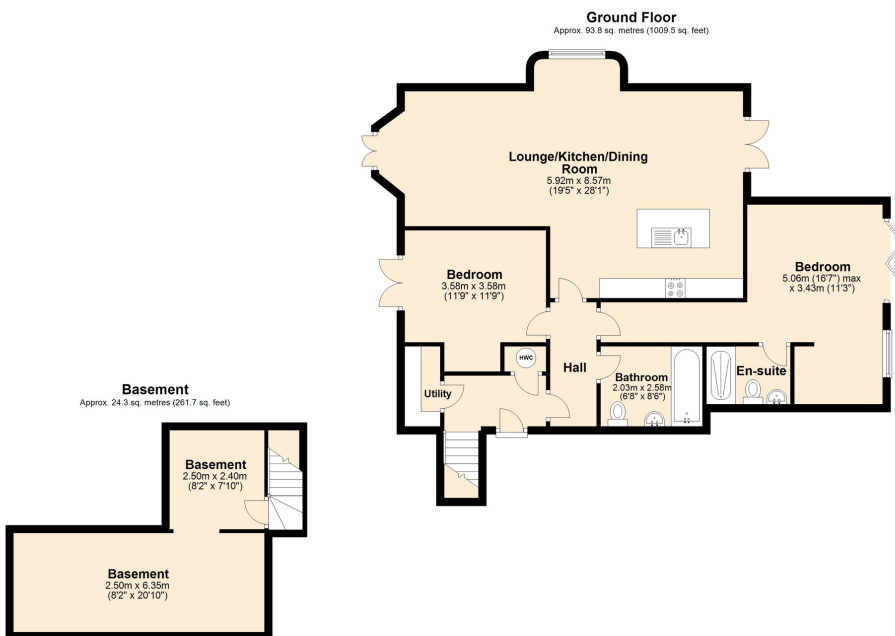


Total area: approx. 79.2 sq. metres (852.1 sq. feet)

Apartment 2



£399,000
Share of freehold.



Total area: approx. 118.1 sq. metres (1271.2 sq. feet)

The largest apartment for sale, Apartment two is a spacious, two-bedroom ground floor apartment with a versatile basement area, enjoying wonderful views of Saint Mary's Parish Church.

The welcoming entrance hall enjoys oak effect luxury vinyl tile (LVT) flooring, a wall mounted audio/video door entry intercom system and a recessed storage cupboard. A staircase leads down into a versatile basement which benefits from lighting and electric heating. The utility room houses a larder unit, space and plumbing has been provided for stacked white goods.

The spectacular open plan kitchen/living/dining room is the focal point of the apartment and dual aspect views over the apartments private garden and of Saint Mary's Parish Church. The room enjoys oak effect luxury vinyl tile (LVT) flooring and two sets of bespoke hardwood (Sapele) double glazed French doors providing access to the front and rear gardens.

The Sigma 3 kitchen showcases a range of base and wall units with quartz work surfaces and integral 'Neff' appliances. The kitchen further benefits from a central island unit with continuation of the quartz work surface and waterfall returns.

The spacious master bedroom enjoys carpeted flooring, a dressing area, a tall window to the front elevation and bi-folding doors providing access to the rear garden.

The en-suite has been fitted with a three-piece white suite comprising: a walk-in shower cubicle, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from porcelain tiled walls/flooring, Matte black bathroom fittings, an electric towel radiator and a backlight mirror.

Bedroom two is a generously sized double bedroom which enjoys carpeted flooring and bespoke hardwood (Sapele) double glazed French doors.

The family bathroom has been fitted with a three-piece white suite comprising: a tiled panel bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from porcelain tiled walls/flooring, Matte black bathroom fittings, an electric towel radiator and a backlight mirror.

Apartment two enjoys a private, wrap around landscaped garden, access to the communal garden and two allocated parking spaces.

Apartment 3

£235,000

Share of freehold.



Apartment three is a superb one-bedroom ground floor apartment.

The entrance hall enjoys oak effect luxury vinyl tile (LVT) flooring, a wall mounted audio/video door entry intercom system and two recessed storage cupboard, one of which housing the hot water cylinder.

The open plan kitchen/living/dining room is the focal point of the apartment and enjoys oak effect luxury vinyl tile (LVT) flooring and two double glazed sash windows to the side elevation with refurbished original wooden shutters.

The Sigma 3 kitchen showcases a range of base and wall units with quartz work surfaces and Integral 'Neff' appliances. The kitchen further benefits from a central island unit with continuation of the quartz work surface and waterfall returns.

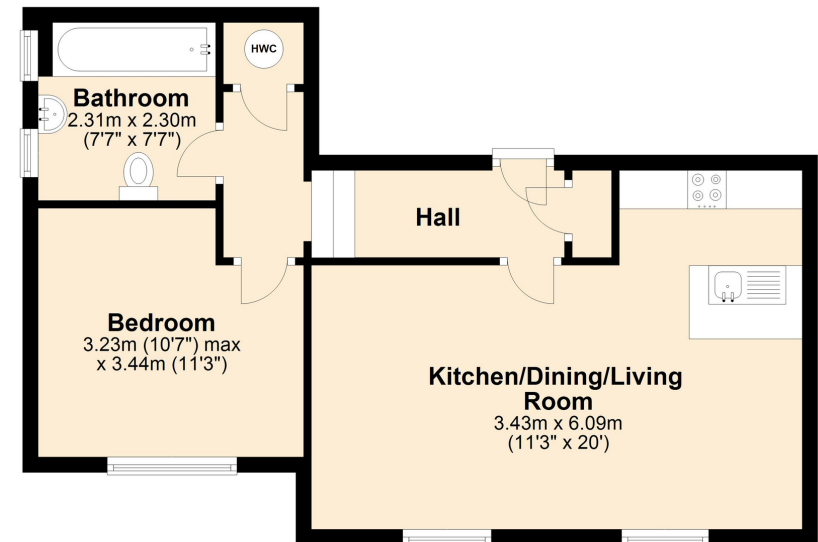
The spacious bedroom offers carpeted flooring and a double sash window to the side elevation.

The family bathroom has been fitted with a three-piece white suite comprising: a bath with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from porcelain tiled walls/flooring, Matte black bathroom fittings, an electric towel radiator and a backlight mirror.

Apartment three enjoys access to the communal garden and one allocated parking space.

Ground Floor

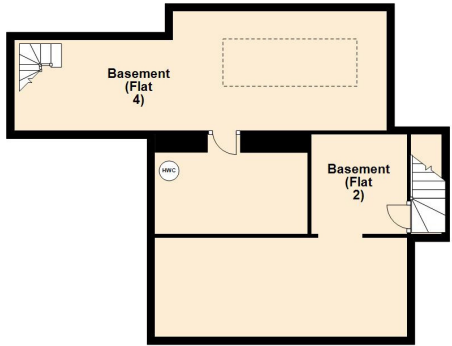
Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 48.5 sq. metres (521.9 sq. feet)

Full Floorplan

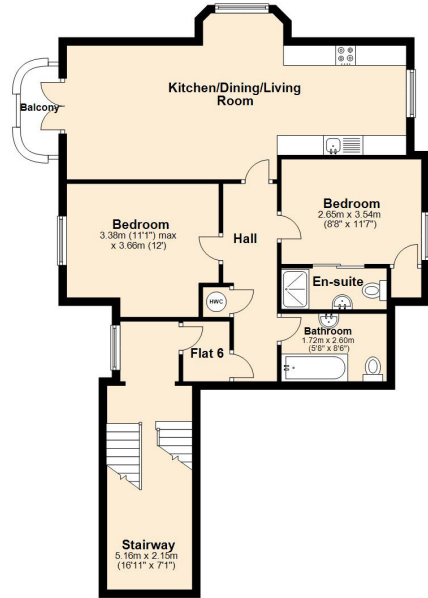
Basement
Approx. 69.9 sq. metres (851.3 sq. feet)



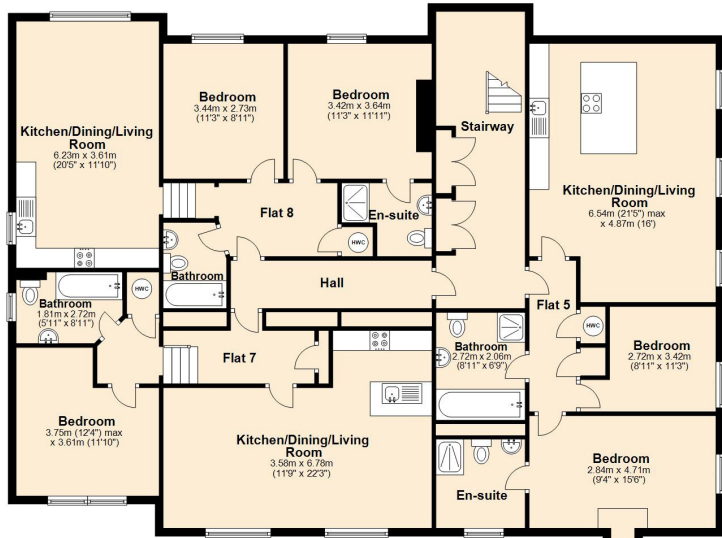
Ground Floor
Approx. 326.7 sq. metres (3517.0 sq. feet)



First Floor
Approx. 82.0 sq. metres (882.8 sq. feet)



First Floor
Approx. 214.7 sq. metres (2311.3 sq. feet)



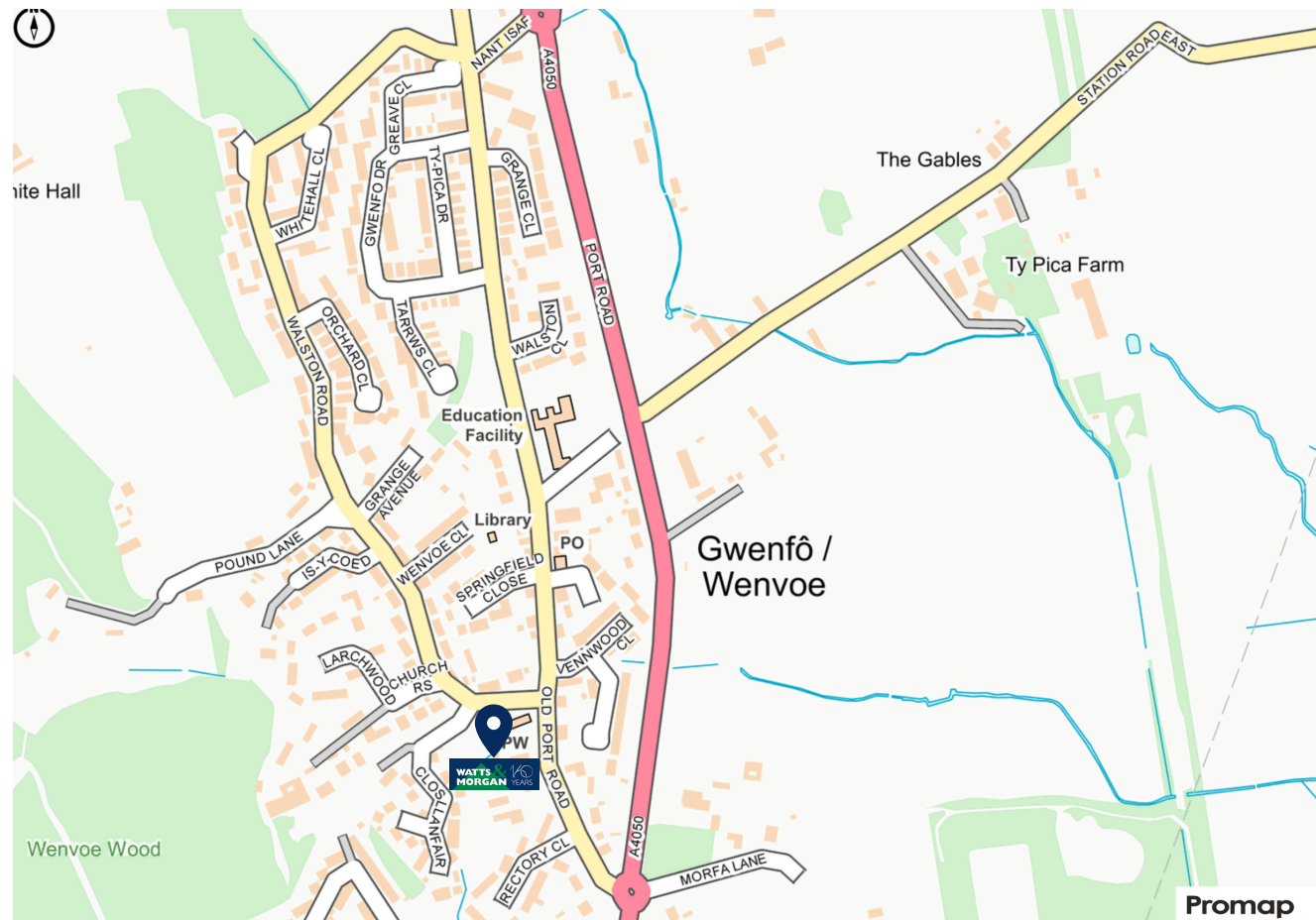


How To Find Us

The Old Rectory, Old Port Road, Wenvoe, Vale of Glamorgan CF5 6AN

Wenvoe is located just 5 miles from J33 of the M4 motorway.

From Culverhouse Cross, take the A4050 for Wenvoe/Barry. Proceed for about one mile in this southerly direction, turning right at the 'Walston Castle' into the Village of Wenvoe. Continue along the central road through Wenvoe - Old Port Road - to find The Old Rectory on the right hand side, shortly after the Church.



Contact Us

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