



15 Vennwood Close
Wenvoe, Cardiff, CF5 6BZ





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£350,000 Freehold

3 Bedrooms : 2 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to the market this well presented, extended, three bedroom semi-detached property situated in a quiet cul-de-sac in the highly desirable village of Wenvoe. Conveniently located to the M4 Motorway and Cardiff City Centre. Accommodation briefly comprises: entrance hallway, open plan living/dining room, kitchen/breakfast room, utility room, downstairs shower room. First floor landing, three spacious bedrooms and a family bathroom. Externally the property benefits from off-road parking for several vehicles, integral single garage and low maintenance landscaped front and rear gardens.

EPC Rating: 'C'.

Directions

- Penarth Town Centre 5.4 miles
 - Cardiff City Centre 6.4 miles
 - M4 (J33) 5.1 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed uPVC door into a welcoming hallway benefiting from carpeted flooring and a carpeted staircase leading to the first floor landing.

The spacious bay fronted sitting room enjoys carpeted flooring, a central feature electric fireplace and a uPVC double glazed bay window to the front elevation.

The dining room enjoys continuation of carpeted flooring, a door provides access to a recessed under-stairs storage cupboard and uPVC French doors provide access to the rear garden.

The spectacular open plan kitchen/breakfast room has been fitted with a range of base and wall units with MAIA acrylic work surfaces. Integral appliances to remain include: a 'New World' gas oven and grill, a 4-ring gas hob with an extractor hood over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, recessed ceiling spotlights, a stainless steel bowl and a half sink, tiled splashback, a uPVC double glazed window to the rear elevation and a 'Velux' roof light.

The utility room has been fitted with a range of base and wall units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring and uPVC glazed French doors provide access to the rear garden.

The downstairs shower room has been fitted with a 3-piece white suite comprising: a large walk-in shower with a glass shower screen and an electric 'Triton' shower over, a pedestal wash-hand basin and a WC. The shower room further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the side elevation.

The integral single garage benefits from a manual up and over door and houses the wall mounted 'Worcester' combi boiler. The garage further benefits from full electric/plumbing services and a large attic space providing ample storage.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space and a large recessed storage cupboard.

Bedroom one is a generously sized double bedroom which enjoys carpeted flooring, large fitted sliding mirror wardrobes and a uPVC double glazed window to the front elevation.

Bedroom two is another spacious double bedroom which enjoys carpeted flooring, fitted sliding mirror wardrobes, a recessed storage cupboard, a loft hatch providing access to the loft space with a drop-down ladder and a uPVC double glazed window to the rear elevation.

Bedroom three is a spacious single bedroom which enjoys carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a tiled panelled bath with a thermostatic shower over, a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled walls, vinyl flooring, a wall mounted chrome towel radiator and an obscured uPVC double glazed window to the rear elevation.

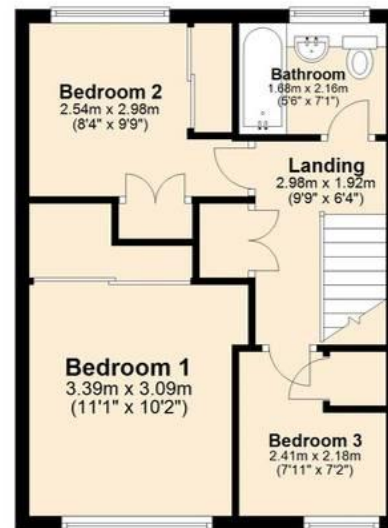
Ground Floor

Approx. 77.1 sq. metres (829.6 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.2 sq. feet)



Total area: approx. 114.4 sq. metres (1231.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS AND GROUNDS

15 Vennwood Close is situated in a quiet cul-de-sac and approached off the road onto a private driveway providing off-road parking for several vehicles. The low maintenance front garden is predominantly laid to lawn. The low maintenance rear garden is predominantly paved and provides ample space for outdoor entertaining and dining.

SERVICES AND TENURE

All mains services connected. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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