





## 1 Tarrws Close

Wenvoe, Cardiff

Stylish 4-bedroom detached house in sought-after Wenvoe cul-de-sac. Features 4 spacious reception areas, high-end Wren kitchen and fixtures. Landscaped rear garden with slate patio and pet-friendly lawn. Includes garage, gazebo, storage area, and 4-car resin drive.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- STUNNING WREN KITCHEN/DINER WITH APPLIANCES
- UTILITY, CLOAKS/WC & FAMILY BATHROOM/WC
- LANDSCAPED REAR GARDEN WITH GAZEBO
- 4 CAR (SIDE BY SIDE) RESIN DRIVE
- HIGH END FIXTURES AND FITTINGS THROUGHOUT
- EPC RATING C70 - \*\*\* NO ONWARD CHAIN \*\*\*
- 4 DOUBLE BEDROOMS AND 3 RECEPTIONS
- SUPER STYLISH EXTENDED DETACHED FAMILY HOME
- SOUGHT AFTER CUL DE SAC IN WENVOE



### Entrance Hall

Accessed via uPVC door with opaque side panel. Real wood engineered Oak flooring (2018) and a radiator with Oak shelf over. Matching panelled doors with glazing lead into the 3 separate reception rooms and the kitchen whilst 2 further panelled doors lead to the cloakroom WC and handy under stairs storage cupboard. Coving. Carpeted stair case leads to the first floor.

### Cloakroom WC

6' 9" x 3' 11" (2.06m x 1.19m)  
Ceramic tile flooring and white suite comprising close coupled WC with button flush plus pedestal wash basin with tiled splash back. Opaque uPVC side window. Radiator. Mirror fronted cosmetics cabinet.

### Living Room

16' 5" x 11' 3" (5.00m x 3.43m)  
Carpeted, this excellent sized reception room has a front uPVC window with Hillary's custom-fitted blinds (2019) plus focal point of a 'Premiere Fireplace' with limestone hearth with remote control gas log effect fire inset. Smooth coved ceiling and radiator. 55' Samsung 'The Frame' wall mounted TV and option frames will remain.

### Bedroom Four

12' 1" x 9' 11" (3.68m x 3.02m)  
An excellent sized carpeted room again with front uPVC tilt and turn window with Hillary's custom-fitted blinds (2019), radiator and coved ceiling. It is currently a study style reception room and is versatile.

### Dining Room

11' 3" x 10' 11" (3.43m x 3.33m)  
With real wood engineered Oak flooring and two opaque stained glazed windows. Radiator. Coved ceiling. Wide arch with wooden step leads down into another reception room. Real crystal chandelier to remain.





### **Sun Lounge**

10' 11" x 10' 3" (3.33m x 3.12m)

Carpeted reception room with a uPVC rear window enjoying a pleasant private aspect. Coved ceiling, radiator and the focal point is that of an atrium style lantern light/ceiling skylight.

### **Kitchen Breakfast Room**

18' 5" x 9' 10" (5.61m x 3.00m)

With continuation of the real wood engineered Oak flooring this room is comprehensively appointed with matching eye level and base units (soft close) fitted by Wren (2021) and these are also complemented by Quartz work tops and splash backs, with inset contemporary sink unit with multi jet retractable mixer tap and waste disposal unit. Free standing induction Rangemaster cooker will remain and this comprises of 5 cooking hobs, double oven and grill plus glass canopied extractor over. Further free standing large Logic US style fridge freezer to remain plus there is an integrated dishwasher (AEG). Space for a breakfasting . dining table and chairs as required. Further built in wine rack with Quartz top over and side opaque uPVC window. Further Velux skylight window. Radiator. Open door access leads through to the utility room with adjacent glass block wall effect. Smooth ceiling with 9 recessed lights.

### **Utility**

9' 6" x 7' 6" (2.90m x 2.29m)

With a mosaic style ceramic tile flooring a great functional area with sink (stainless steel) with retractable mixer tap over. Adequate space for other appliances as required. Further storage cupboards in high gloss white. Rear uPVC window looks onto the landscaped garden. Smooth ceiling with 6 spot lights, radiator and opaque uPVC leading to the garden. LG washing machine (12 kg drum)and Bosch series 8 heat pump dryer and 9 kg drum are to remain.





### Landing

Carpeted matching the stairs and with panelled doors giving access to the three double bedrooms, bathroom and separate WC. Double doors access a full height storage cupboard. Drop down loft hatch with extendable ladder - partially boarded and good for conversion subject to planning consent. Opaque uPVC side tilt and turn window - with blind.

### Bedroom One

17' 6" x 10' 0" (5.33m x 3.05m)  
A fabulous size carpeted main bedroom which has two sets of front uPVC tilt and turn windows with Hillary's custom-fitted blinds (2019). A wide range of luxury Sharps custom fitted bedroom furniture comprising various wardrobes, drawers and bed side tables. Radiator. Smooth ceiling.

### Bedroom Two

13' 0" x 10' 1" (3.96m x 3.07m)  
A second spacious carpeted double bedroom with smooth ceiling, radiator and rear uPVC tilt and turn window with pleasant outlook across a park and distant hillside views.

### Bedroom Three

11' 4" x 9' 11" (3.45m x 3.02m)  
A third carpeted double bedroom which again has rear uPVC tilt and turn window with similar aspect to bedroom two. Radiator and smooth ceiling.





## WC

7' 0" x 2' 11" (2.13m x 0.89m)

With a ceramic tile flooring and light coloured suite comprising close coupled WC and wash basin with vanity cupboard under. Opaque uPVC side window. Smooth ceiling.

## Bathroom WC

10' 0" x 5' 11" (3.05m x 1.80m)

Dimensions are taking into account the door recess. With an Oak style laminate flooring (water resistant) and with white suite comprising close coupled WC, wash basin (tiled splash back) with vanity cupboard under plus bath with thermostatic shower over with waterfall tap, fixed rainfall style head and adjustable rinse unit, all with a glass screen. Chrome heated towel rail. Two mirror fronted cosmetic cabinets plus opaque uPVC tile and turn side window with Hillary blind. Smooth ceiling with central light.



## Rear Garden

33' 0" x 29' 0" (10.06m x 8.84m)

A delightful rear garden which has an initial solid black slate patio with steps leading down to a second patio and then a generous expanse of false lawn ('Extraordinaire' by Lazy Lawn - top level, pet friendly as it is antibacterial, helping to prevent the growth of moss and algae. 10 year warranty from 2022). The false lawn is placed on a solid hardcore base. The entire boundary fence was replaced in 2018 along with the railway sleeper bordered beds which are infilled with soil, plants and small pebbles. Wooden gazebo (ideal for housing a hot tub). uPVC door to the garage and a wooden gate leads to the side (and front). Dwarf door that leads to a large waterproofed storage area under the property (very limited headroom) - it has painted walls, power and lighting.

**Front Garden** - Accessed via council approved full width drop kerb, there is a resin drive, retaining wall and dwarf boundary wall topped with solid slates and further complementing side area with steps. The resin finish (2022) is anti-slip, non fading and provides side by side space for 4 vehicles and finally has a double diamond patterned inlay.

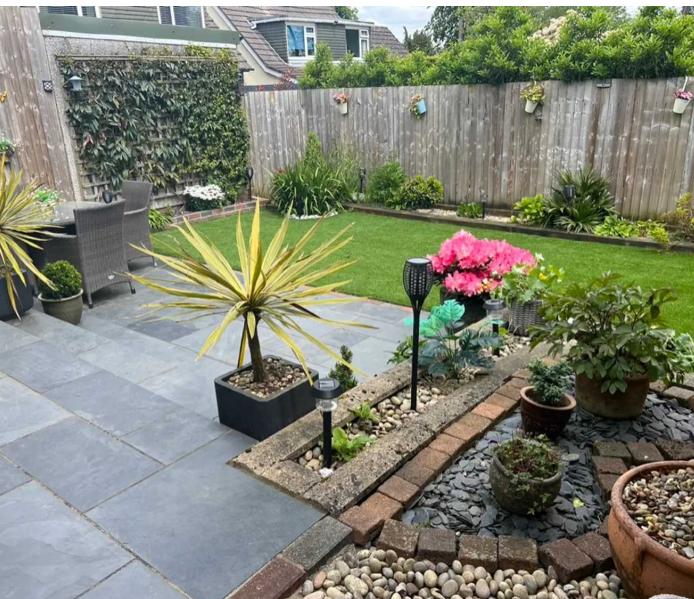
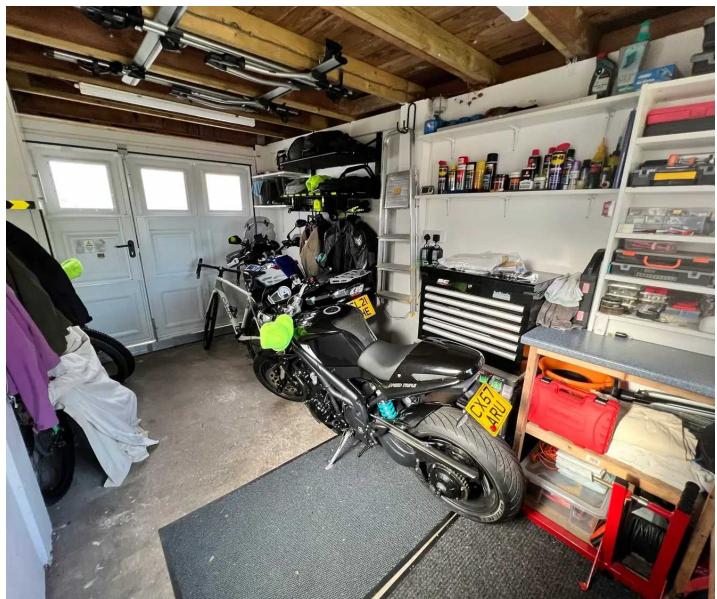
## Garage - Single Garage

Accessed from the front via a white side hinged steel door with three small frosted windows and inset pedestrian door installed in 2019. Further 2023 replaced uPVC door to rear garden and additional wooden framed single glazed window. Sink unit. Power and lighting.

## Driveway

### 6 Parking Spaces

A comfortable 4 spaces on the resin drive and further space to the side.





# 1 Tarrws Close

Approximate Gross Internal Area

1851 sq ft - 172 sq m

Kitchen/Breakfast Room

18'5 x 9'10

5.61 x 3.00m

Utility

9'6 x 7'6

2.90 x 2.29m

Cloakroom/WC

6'9 x 3'11

2.06 x 1.19m

Sun Lounge

10'11 x 10'3

3.33 x 3.12m

Dining Room

11'3 x 10'11

3.43 x 3.33m

Bathroom WC

10'0 x 5'11

3.05 x 1.80m

WC

7'0 x 2'11

2.13 x 0.89m

Living Room

16'5 x 11'3

5.00 x 3.43m

Bedroom 4

12'1 x 9'11

3.68 x 3.02m

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2023

For Illustrative Purposes Only.

S/C

Bedroom 1

21'5 x 16'1

6.54 x 4.89m

FIRST FLOOR

A/C

W

W



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