





Fairlawns Port Road

Wenvoe, Vale of Glamorgan

Stunning 5-bed detached house on 1/3-acre plot. Versatile accommodation with 5/6 beds, 3/4 receptions, 5 bathrooms. Vast rear garden, beautiful kitchen, large sitting room with bi-folding doors. Ample parking. Charming features, spacious lawn, patios. Perfect outdoor retreat for family and friends.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- SUPER PLOT EXTENDING TO JUST OVER 1/3 ACRE
- VERSATILE AND GENEROUS ACCOMMODATION
- 5/6 BEDROOMS & 4 RECEPTIONS
- GORGEOUS, PRIVATE AND HUGE REAR GARDEN
- BEAUTIFUL KITCHEN OPEN TO A SITTING ROOM
- 5 BATHROOMS - 3 EN-SUITES
- EXCEPTIONAL PARKING FACILITIES
- GARDEN SUMMERHOUSE RIPE FOR CONVERSION
- EPC RATING OF C76





Entrance Porch

Approached from the front with two steps leading to the porch. Two matching wall lights. Slate tile flooring and further composite door which leads to the property itself.

Entrance Hall

20' 6" x 10' 9" (6.25m x 3.28m)

With a laminated flooring, this impressive central entrance has glazed double doors leading into the living room, recessed arch which leads to the eat in kitchen (with sitting room off). Further panelled doors lead to the study / reception room, utility / shower room WC and bedroom five. Carpeted open tread style stair case leads to the first floor. High level meter cupboard, two radiators and smooth coved ceiling.

Living Room

22' 1" x 13' 6" (6.73m x 4.11m)

Spacious and stylishly decorated, carpeted room which has two sets of front windows, two radiators and a focal point of an Oak fire surround with display recess inset. Glazed door leads to the kitchen.

Kitchen

18' 8" x 16' 2" (5.69m x 4.93m)

An impressive capacious room which has a central island with Marble top and storage under. The kitchen is comprehensively appointed with matching eye level and base units and these are complemented by the Marble top and trim, matching the island. There are twin Belfast style sinks and appliances include a freestanding 5 ring Range with oven, grill, plate warmer, extractor over, waist level Neff microwave, fridge freezer, dish washer and wine fridge. Integral bin / recycling store. Kick level heaters. Two windows looking onto the large rear garden. Contemporary radiator. Smooth coved ceiling with 14 recessed spot lights. Stylish tiled flooring. A square opening with two recessed lights leads into the sitting room.





Sitting Room

19' 5" x 17' 5" (5.92m x 5.31m)

Continuation of the tiled flooring from the kitchen, this very spacious room has Bi-fold doors which lead onto the rear garden. Additional side window plus smooth coved ceiling with 11 recessed spot lights. Two column style contemporary radiators. An Oak panelled door leads into what is currently used as a playroom.

Play Room

20' 3" x 10' 1" (6.17m x 3.07m)

A versatile room which does have a stainless steel sink unit and various storage cupboards. There is a laminated flooring, radiator, wall heater and obscure uPVC leading to the side. Modern LED strip light.

Study / Reception Room

12' 6" x 11' 6" (3.81m x 3.51m)

A good size, versatile carpeted room which could be a reception or bedroom. Radiator and smooth coved ceiling. Front window and two recessed handy storage cupboards / wardrobes.

Utility / WC

11' 4" x 8' 10" (3.45m x 2.69m)

With a laminate floor this room comprises a white suite with close coupled WC, pedestal basin and double fully tiled shower cubicle with thermostatic shower inset - comprising rainfall style head and separate rinse unit. There is a white heated towel rail and obscure side window. The utility section has handy work top space with storage cupboards under with recess for washing machine and tumble dryer as required. Smooth coved ceiling with six spot lights.

Bedroom Five - 24' 11" x 9' 0" (7.59m x 2.74m) - A great size carpeted bedroom which is large enough to take a double bed and a sofa, providing ideal facilities for teenagers etc. Smooth coved ceiling with three spot lights. Rear window looks onto the garden. Two recessed double wardrobes and two radiators. Panelled door leads to the en suite.





En Suite

8' 3" x 5' 6" (2.51m x 1.68m)

With wooden flooring and white suite comprising close coupled WC, pedestal basin and fully tiled single shower cubicle with electric shower inset. Radiator.

Landing

With varnished floorboards, this sizeable landing has matching column panelled doors to all rooms on this level. Two radiators. Smooth walls and ceiling with four recessed spot lights. Two front Velux windows and sliding doors lead to eaves storage space.

Bedroom One

22' 1" x 18' 11" (6.73m x 5.77m)

An enormous main bedroom with varnished floor boards. Range of fitted bedroom furniture comprising wardrobes and drawers. Velux side window, radiator and sliding uPVC doors which leads to a Juliet style balcony offering a fabulous view over the rear garden. Smooth ceiling with thirteen recessed spot lights. Column panelled door leads to the luxury en suite and sliding doors lead to helpful eaves style storage.

En Suite

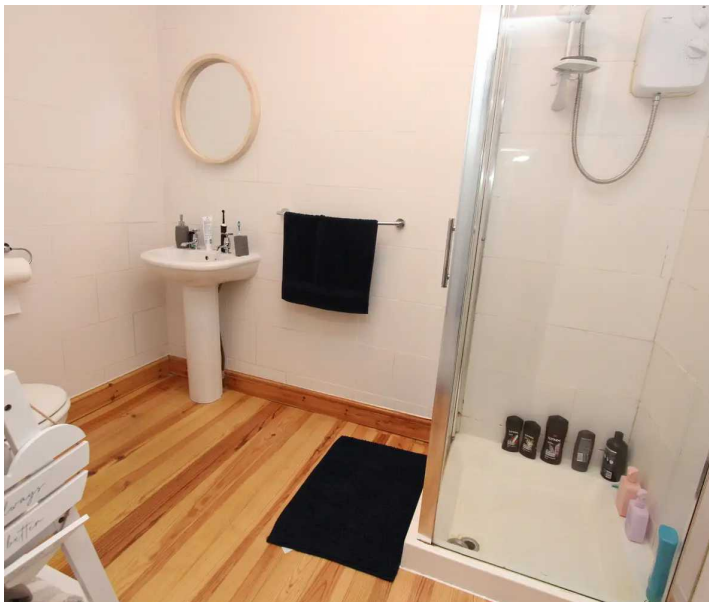
9' 10" x 7' 4" (3.00m x 2.24m)

Initially with varnished floor boards, there is a close coupled WC, oversized Trend wash basin with mixer tap over, built into a tiled surround and sill. Chrome heated towel rail, shaver point and smooth ceiling with two recessed spot lights and extractor. This room opens into an enormous shower cubicle which is fully tiled and has a thermostatic shower. Two recessed spot lights and Velux side window.

Bedroom Two

22' 1" x 14' 0" (6.73m x 4.27m)

With varnished floor boards, this spacious double bedroom has a front window, side Velux window and smooth ceiling with nine recessed spot lights. Radiator. Sliding door into handy eaves storage.





Bedroom Three

18' 9" x 11' 6" (5.72m x 3.51m)

Again with varnished floor boards this good size bedroom has a rear window looking onto the garden. Smooth ceiling with nine recessed spotlights. Radiator. Column wooden panelled door leads to the en suite.

En Suite

13' 0" x 5' 11" (3.96m x 1.80m)

With varnished floor boards, this en suite comprises a close coupled WC, pedestal basin and walk in shower enclosure with mosaic style flooring, complementing splash backs and an electric shower inset. Smooth ceiling with six recessed spotlights, chrome heated towel rail, shaver point and extractor.

Bedroom Four

16' 8" x 10' 5" (5.08m x 3.18m)

With varnished floor boards, this double bedroom has feature Velux windows and a triangular shaped bespoke window which offers a fabulous aspect over the garden. radiator. Smooth ceiling with five recessed spotlights.

Bathroom

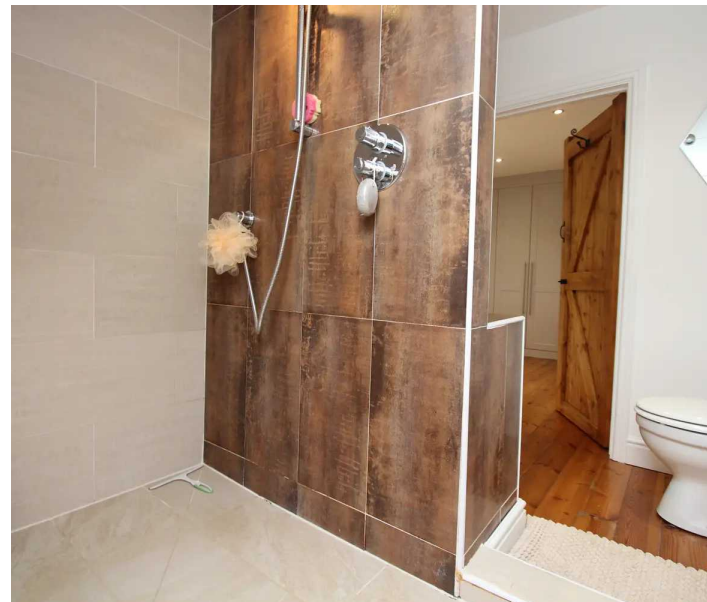
10' 7" x 8' 0" (3.23m x 2.44m)

A touch of luxury, with a white suite comprising close coupled WC, ceramic Trend basin mounted on a tiled sill. Sunken bath with telephone style attachments over. Smooth ceiling with eight recessed spotlights plus subtle spot lights around the bath. Varnished floor boards. Tiled splash backs. Velux side window. Chrome heated towel rail, shaver point and extractor.

Driveway

10 Parking Spaces

As mentioned prior, there is provision for many vehicles within the deep front of this lovely family home.





Front Garden - Initially there is a concrete drive entrance, open to the road and this leads onto a large expanse of level Welsh slate chippings, providing off road parking. The garden has an area of level lawn with well manicured tree and planted borders. The opposing side there are high well maintained hedges with railway style borders. Adjacent to the property itself is a re laid slabbed patio / walkway and this extends to the side via a secure gate to an enclosed side area. Also access - from the front of the property - to a small storage garage (the bulk of it converted to provide the play room).

Side Garden - laid to stone chippings and an ideal enclosure for pets, recycling and storage etc. Further gate which leads to the rear garden.

Rear Garden - 103' 12" x 89' 12" (31.7m x 27.43m) This huge rear garden has an initial area of patio with path extending down to a large summerhouse style construction which is timber clad. Expansive area of relatively level lawn which has three planted trees, a recessed trampoline area which can stay, or be filled in. The garden is totally enclosed by well maintained fencing. Further patio sections to enjoy afternoon sun.

Summer House Part 1 - 14' 8" x 13' 0" (4.47m x 3.96m) - With wooden flooring, insulated with it's own power supply and two French style doors give access onto the rear garden.

Summer House Part 2 - 15' 9" x 13' 0" (4.80m x 3.96m) - With a wooden flooring, insulated and with French doors onto the rear garden and with an additional window. This part has a purpose built bar section and is ideal as man-cave style room. Wall mounted fire and finally a column door gives access to a cloakroom WC.

Summer House Cloakroom WC - White WC with compact sink unit over. Light.





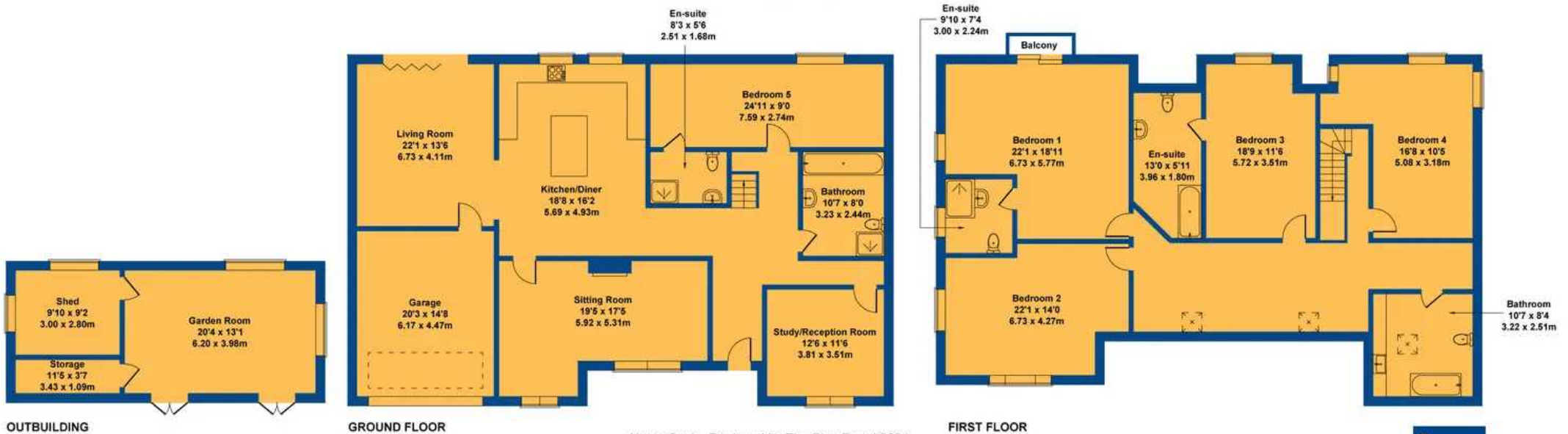


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	78
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Fairlwans, Wenvoe

Approximate Gross Internal Area
4026 sq ft - 374 sq m



Not to Scale. Produced by The Plan Portal 2024
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