



8 Goldsland Walk, Wenvoe,
Vale of Glamorgan, CF5 6FD





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£425,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Hallway • Cloakroom • Lounge • Kitchen-living-dining room • Utility room

Master bedroom with en suite shower room • Three further good sized bedrooms • Family bathroom

Driveway parking • Integral double garage

Enclosed garden to rear backing on to woodland

EPC rating: B82

Directions

From our Cowbridge office travel in a westerly direction along the A48 towards Cardiff along the A48 to the Culverhouse Cross roundabout. At the large roundabout, take the fourth exit for Wenvoe/Barry. Proceed for about one mile, continuing straight across at the first 'Walston Castle' roundabout. Travel straight through the next roundabout and, after about 150 yards, turn right into Goldsland Walk (before you reach the Garden Centre). No 8 will be to your right.

- Cowbridge 10.0 miles
 - Cardiff City Centre 6.1 miles
 - M4 (J33) 5.1 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SITUATION

The Village of Wenvoe includes a Church, primary school, village post office and store, two public houses with dining facilities and a golf club. Wenvoe is within approximately 2 miles from Culverhouse Cross where an excellent road network radiates from a roundabout on the western fringe of the City of Cardiff and provides access to Junction 33 of the M4 Motorway for commuting further afield. Culverhouse Cross includes a range of "national outlets" including Marks & Spencer, Tesco and Homebase.

ABOUT THE PROPERTY

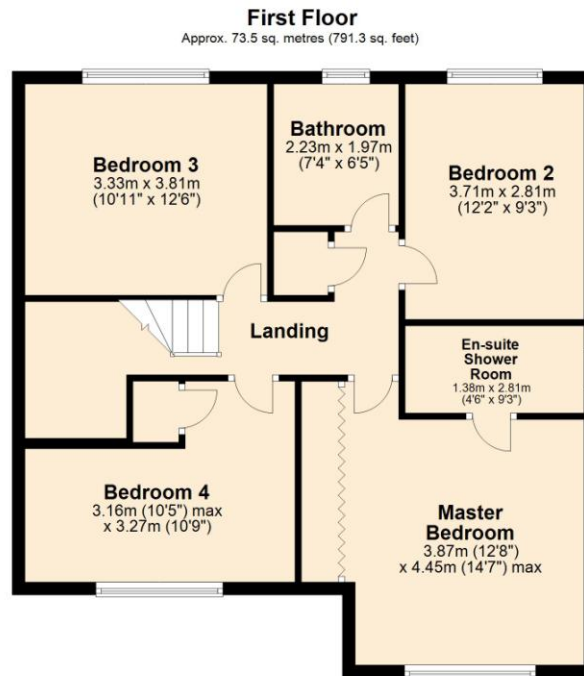
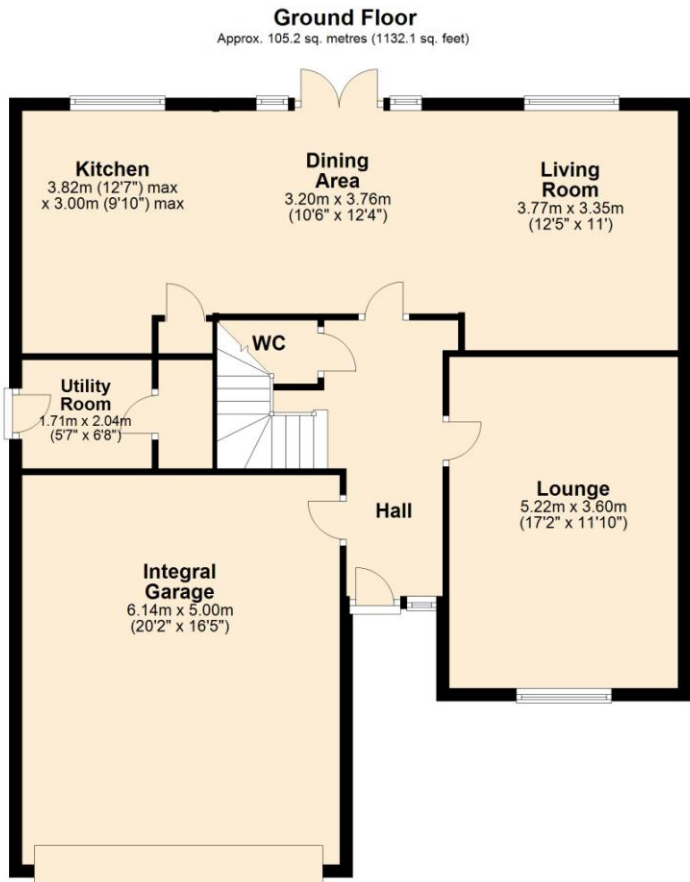
- * A modern detached family home with four generous bedrooms and backing on to woodland
 - * Entrance hallway with doors leading to the lounge, to the kitchen-living-dining room and also to a cloakroom and into the garage.
 - * Generous lounge with window looking over front garden
 - * Superb, open plan kitchen-living-dining room running the width of the property, looking out over the rear garden and with central, double doors open to the same.
 - * Modern kitchen with appliances, where fitted to remain including oven, hob, integrated fridge, freezer and dishwasher.
 - * Adjacent utility room with space / plumbing for washing machine and deep store cupboard
 - * Master bedroom with fitted wardrobes and contemporary en suite shower room
 - * Three further bedrooms, two of which are doubles and one a good sized single
 - * Family bathroom with shower over bath
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GARDENS AND GROUNDS

- * Ample parking provision to driveway fronting the property.
 - * Access into integral double garage via an up-and-over door
 - * Paved side path runs into the rear garden
 - * Enclosed rear garden mainly laid to lawn and including a paved patio seating area accessed from the kitchen-living-dining room
 - * Backing on to woodland
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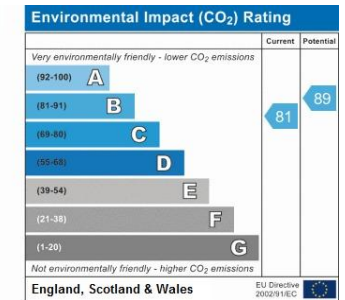
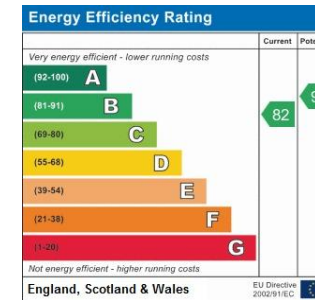
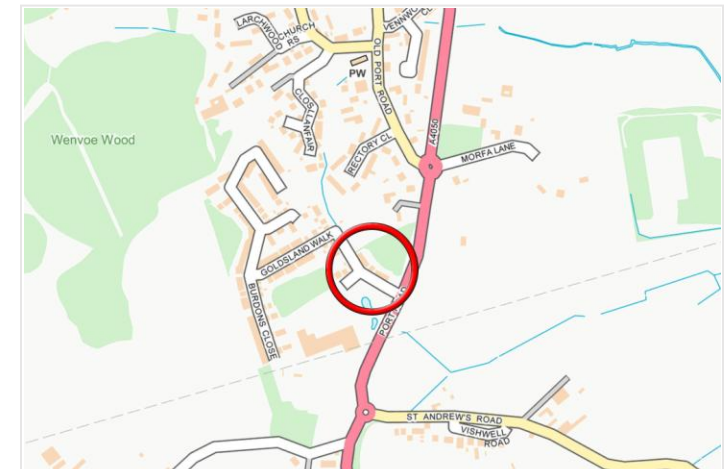
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating.



Total area: approx. 178.7 sq. metres (1923.4 sq. feet)

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



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

