



7 Ty Pica Drive  
Cardiff, CF5 6BS

Watts  
& Morgan







## 7 Ty Pica Drive

Wenvoe, Cardiff, CF5 6BS

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**£380,000 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, three bedroom detached bungalow situated in the sought-after village of Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hall, living/dining room, kitchen, two double bedrooms, a versatile third bedroom, conservatory and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking, beyond which is an attached single garage. Beautifully landscaped front and rear gardens. Being sold with no onward chain. EPC rating; 'D'.

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### Directions

Cardiff City Centre – 5.8 miles

M4 Motorway – 4.5 miles

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## Summary of Accommodation

### Accommodation

Entered via double-glazed uPVC French doors into a porch enjoying tiled flooring, a second glazed uPVC door with a glazed side panel leads into a welcoming hallway enjoying original wood block flooring, two recessed storage cupboards and a loft hatch providing access to the loft space.

The living/dining room benefits from carpeted flooring, a central feature electric fireplace and two uPVC double-glazed windows to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven/grill, an under-counter fridge, an under-counter freezer, a 'Caple' dishwasher and a 'Neff' 4-ring electric oven with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled walls, a bowl and a half stainless steel sink with a mixer tap over, a wall-mounted chrome towel radiator, a breakfast bar peninsula and a uPVC double-glazed window to the side elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a large uPVC double-glazed window to the rear elevation.

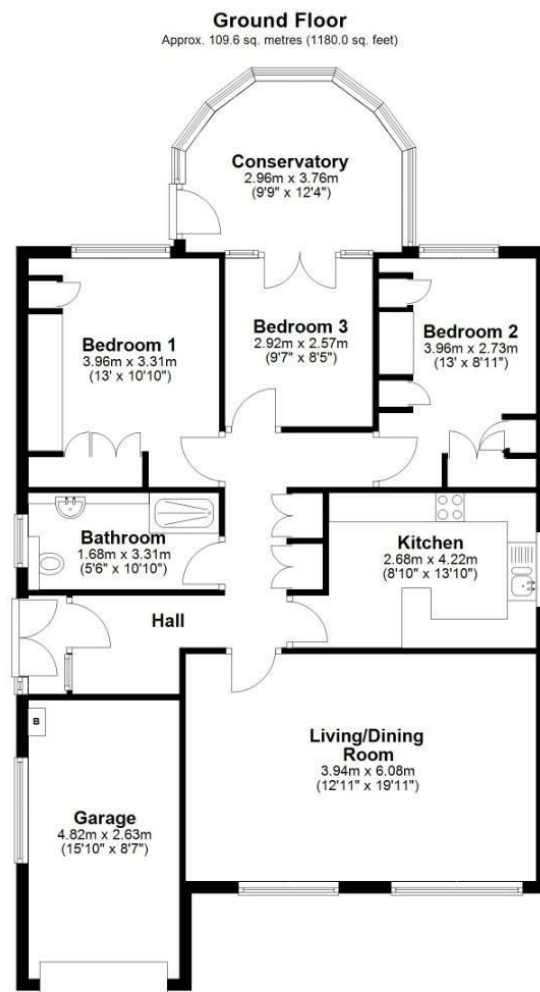
Bedroom two is another double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.

Bedroom three is a versatile space and enjoys carpeted flooring and a set of uPVC double-glazed French doors with glazed side panels providing access to the conservatory.

The conservatory benefits from carpeted flooring, a polycarbonate roof, uPVC double-glazed windows to all elevations and a glazed uPVC door providing access to the rear garden.

The bathroom has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled and partially panelled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the side elevation.





Total area: approx. 109.6 sq. metres (1180.0 sq. feet)

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

**7 Ty Pica Drive, Wenvoe**

## Garden & Grounds

7 Ty Pica Drive is approached off the road onto a block paved driveway providing off-road parking, beyond which is an attached single garage with an electric roller door, a uPVC double-glazed window to the side elevation and housing the wall-mounted 'Baxi' combi boiler.

The landscaped front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

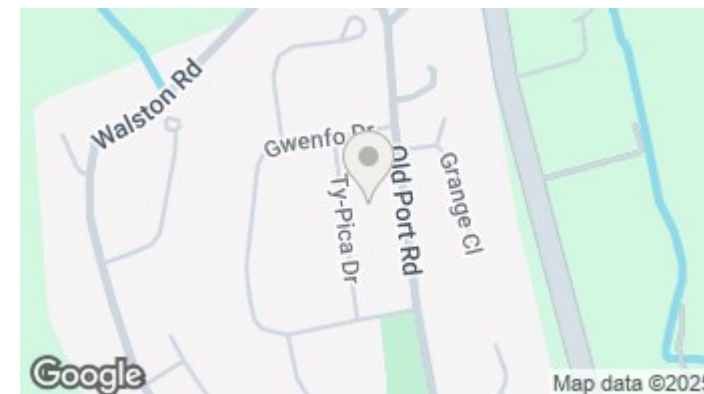
The landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees. A block paved patio provides ample space for outdoor entertaining and dining.

## Additional Information

All mains services connected.

Freehold.

Council tax band 'E'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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.





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