



32, Heol Draenen Wen  
Cardiff, CF5 5TZ

Watts  
& Morgan



# 32 Heol Draenen Wen

Cardiff CF5 5TZ

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**£229,950 Freehold**

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented two bedroom end of terrace family home with a large wrap around garden. Occupying a large corner plot, the property is situated in the popular Parc Y Gwenfo Development. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. In catchment for Gwenfo Primary School and St. Cyres Comprehensive School. Accommodation briefly comprises entrance hall, living/dining room, kitchen. First floor landing, two spacious double bedrooms and a family bathroom. Externally the property benefits from a beautifully landscaped garden, a driveway providing parking for one vehicle beyond which is a single garage. EPC Rating: 'C'.

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## Directions

Cardiff City Centre – 5.3 miles

M4 Motorway – 4.0 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via a partially glazed uPVC door into a welcoming hallway benefiting from tiled flooring and a central ceiling light point. An opening provides access to the kitchen.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Integral appliances to remain include: a 'Lamona' electric oven, a 'Lamona' 4-ring gas hob with extractor hood over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from continuation of tiled flooring, partially tiled splashback, a wall mounted '130' combi boiler and a uPVC double glazed window to the front elevation.

The spacious living/dining room enjoys carpeted flooring with a carpeted staircase leading to the first floor landing, a uPVC double glazed window to the side elevation and wooden double glazed French doors provide access to the rear garden.

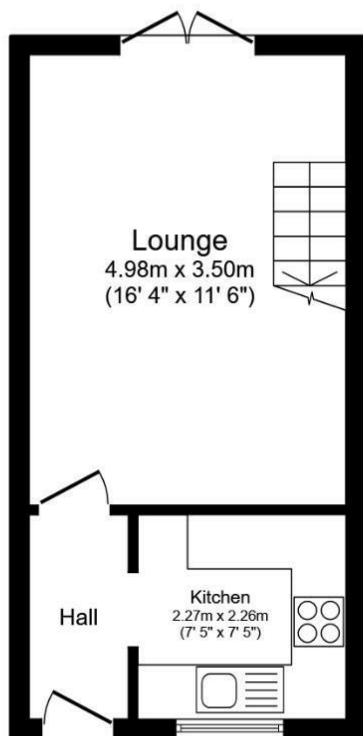
### FIRST FLOOR

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

Bedroom one is a spacious double bedroom which enjoys carpeted flooring, a range of recessed wardrobes and a uPVC double glazed window to the rear elevation. Bedroom two is another generously sized double bedroom benefiting from carpeted flooring, recessed storage cupboard and a uPVC double glazed window to the front elevation.

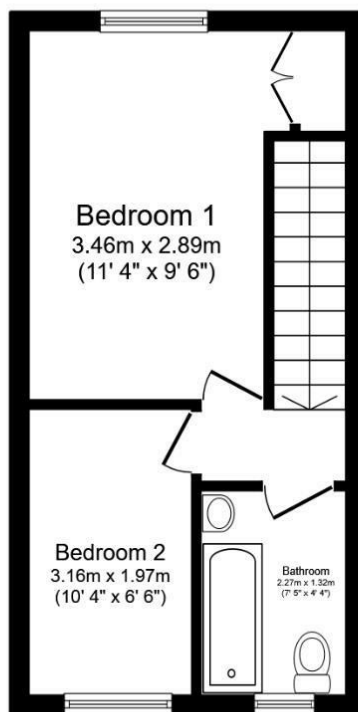
The bathroom has been fitted with a 3-piece white suite comprising: a panelled bath with an electric 'Triton' shower over, a pedestal wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from fully tiled walls, vinyl flooring, an extractor fan, a wall mounted chrome towel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





**Ground Floor**

Floor area 25.7 sq.m. (277 sq.ft.)



**First Floor**

Floor area 25.7 sq.m. (276 sq.ft.)

**Total floor area: 51.4 sq.m. (553 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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.

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



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