



41 Gwenfo Drive  
Wenvoe, CF5 6BR

Watts  
& Morgan







# 41 Gwenfo Drive

Wenvoe, CF5 6BR

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**£550,000 Freehold**

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

A well presented, extended five bedroom detached family home situated in the popular village of Wenvoe. Conveniently located to the M4 motorway and Cardiff City Centre. The accommodation briefly comprises; entrance hallway, lounge, open plan kitchen/dining/living room, utility room, sitting room and downstairs cloakroom. First floor landing, spacious primary bedroom with space for an ensuite and a dressing room, two further double bedrooms, spacious single bedroom and family bathroom. Externally the property benefits from a large driveway providing off-road parking for several vehicles and a spacious rear garden providing ample space for outdoor entertaining and dining. The property also benefits from full planning permission to erect a detached double garage to the rear of the property (Ref- 2009/00904/FUL). EPC rating 'TBC'.

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## Directions

Cardiff City Centre – 5.7 miles

M4 Motorway – 4.5 miles

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## GROUND FLOOR

Entered via a partially obscure glazed composite door with obscure glazed side panels into a welcoming hallway enjoying wood effect 'Amtico' flooring, a large recessed storage cupboard, recessed ceiling spotlights and a carpeted staircase leading to the first floor with under-stair storage.

The lounge benefits from continuation of wood effect 'Amtico' flooring, a central feature electric fireplace, recessed ceiling spotlights and a large uPVC double glazed window to the front elevation.

The open plan kitchen/dining/living room is the heart of the home and benefits from continuation of wood effect 'Amtico' flooring, recessed ceiling spotlights, two large electric 'Velux' roof lights and a set of uPVC double glazed French doors with glazed side panels providing access to the rear garden. The kitchen has been fitted with a range of wall, base and tower units with roll top laminate work surfaces. Integral appliances to remain include; double 'Caple' fridge/freezers, a 'Neff' 'slide and hide' electric oven, a 'Neff' combination grill/microwave and a 5-ring 'Neff' electric hob with an extractor fan over. The kitchen further benefits from a bowl and a half composite sink with a mixer tap over, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

The utility room has been fitted with a range of tower and base units with space and plumbing provided for freestanding white goods. The utility room further benefits from continuation of wood effect 'Amtico' flooring, a cupboard housing the wall mounted 'Worcester' combi boiler, a 'Caple' dishwasher, a uPVC double glazed window to the rear elevation and an obscure uPVC double glazed door providing access to the side return.

The spacious and versatile living room enjoys continuation of wood effect 'Amtico' flooring, a central feature fireplace, recessed ceiling spotlights, two obscure uPVC double glazed windows to the side elevation, a large uPVC double glazed window to the front elevation and a set of uPVC double glazed French doors with glazed side panels providing access to the rear garden.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin and a WC set within a vanity unit. The cloakroom further benefits from continuation of wood effect 'Amtico' flooring, tiled walls, recessed ceiling spotlights, a feature wall mounted mirror with in-built lighting and an obscure uPVC double glazed window to the front elevation.

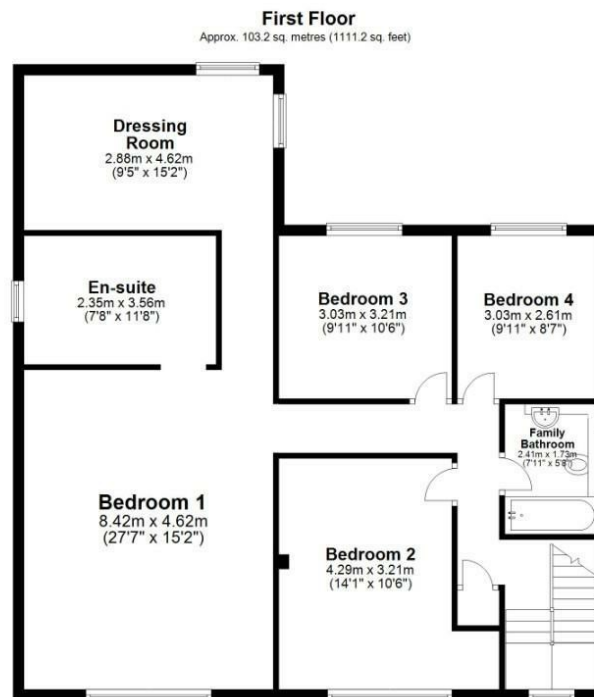
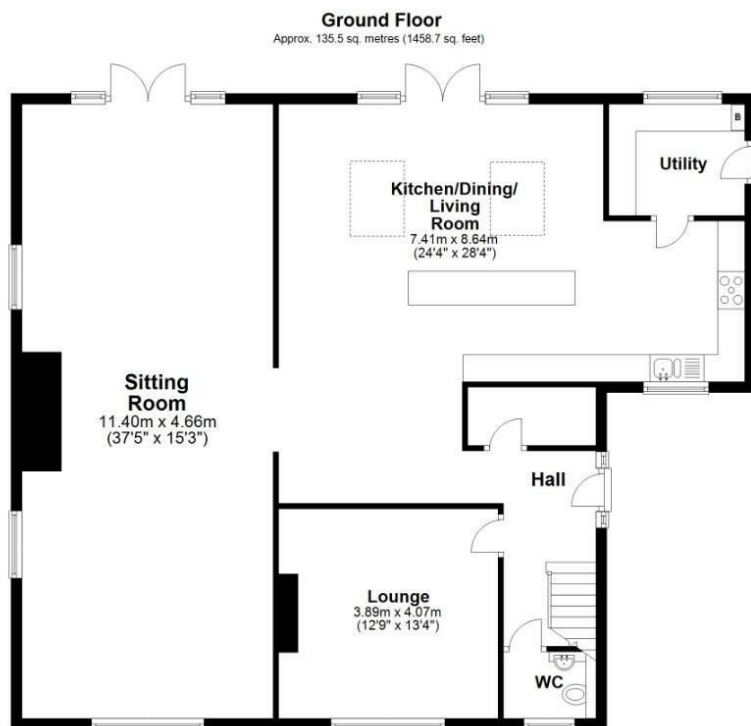
## FIRST FLOOR

The first floor landing benefits from carpeted flooring, a recessed storage cupboard, recessed ceiling spotlights, a loft hatch providing access to the loft space and a uPVC double glazed window to the front elevation.

The primary bedroom is a spacious double bedroom enjoying recessed ceiling spotlights and a uPVC double glazed window to the front elevation. The ensuite has been fitted with an obscure uPVC double-glazed window to the side elevation and full plumbing services ready to be connected to a suite.

The dressing room is a versatile room which enjoys recessed ceiling spotlights, a loft hatch providing access to loft space and two uPVC double glazed windows to the rear elevation.





Total area: approx. 238.8 sq. metres (2569.9 sq. feet)

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

Bedroom two is a spacious double bedroom and enjoys carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

Bedroom three is a further double bedroom benefiting from carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

Bedroom four is a spacious single bedroom enjoying carpeted flooring, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece suite comprising; a panelled bath with a thermostatic shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from carpeted flooring, a central ceiling light point, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

## GARDENS AND GROUNDS

41 Gwenfo Drive is approached off the road onto a large driveway laid with chippings providing off-road parking for several vehicles. The landscaped front garden benefits from a variety of mature shrubs and borders.

The rear garden is predominantly laid to lawn with a variety of mature shrubs, trees and borders. The large area laid with chippings provides ample space for outdoor entertaining and dining.

## ADDITIONAL INFORMATION

All mains services connected. Freehold.

Council tax band 'F'.



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>		
(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		
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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