
39 Harlech Road
Cardiff, CF5 6XN
Watts
&Morgan



39 Harlech Road

Wenvoe, Cardiff, CF5 6XN

OIEO £450,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, spacious four bedroom detached family home. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living room, open-plan kitchen/dining room with utility area and ground floor cloakroom. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, a detached single garage and beautifully landscaped gardens.

Directions

Cardiff City Centre – 5.0 miles

M4 Motorway – 3.7 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk









Ground Floor

Entered via a partially glazed composite door into a large, welcoming hallway benefitting from wood effect luxury vinyl tile (LVT) flooring, a recessed storage cupboard, a uPVC double-glazed window to the front elevation and a carpeted staircase leading to the first floor.

The spacious, triple aspect living room enjoys 'Amtico' LVT flooring, three uPVC double-glazed windows to the front and side elevations and a set of uPVC double-glazed French doors with built-in blinds providing access to the rear garden.

The kitchen/dining room benefits from 'Amtico' tile effect LVT flooring, recessed ceiling spotlights and a set of uPVC double-glazed French doors with built-in blinds providing further access to the rear garden. The kitchen showcases a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a ‘Bosch’ fridge/freezer, a ‘Neff’ electric oven, a 'John Lewis’ four-ring induction hob with a ‘Smeg’ extractor fan over and a ‘Hotpoint’ dishwasher. The kitchen further benefits from matching upstands, a feature glass splash-back, a bowl and a half composite sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

The utility area has been fitted with a range of base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility further benefits from continuation of 'Amtico' LVT flooring, a stainless steel sink with a mixer tap over, a cupboard housing the wall-mounted ‘Ideal’ boiler, a recessed storage cupboard, a uPVC double-glazed window to the front elevation and a partially glazed composite door with built-in blinds providing access to the driveway.

The cloakroom serving the ground floor accommodation has been fitted with a two-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from wood effect LVT flooring, partially tiled splash-back and an obscure uPVC double-glazed window to the front elevation.





First Floor

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

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a uPVC double-glazed window to the front elevation. The en-suite has been fitted with a three-piece white suite comprising; a large shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the front elevation.

Bedroom two is a double bedroom and benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom three is another double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the front elevation.

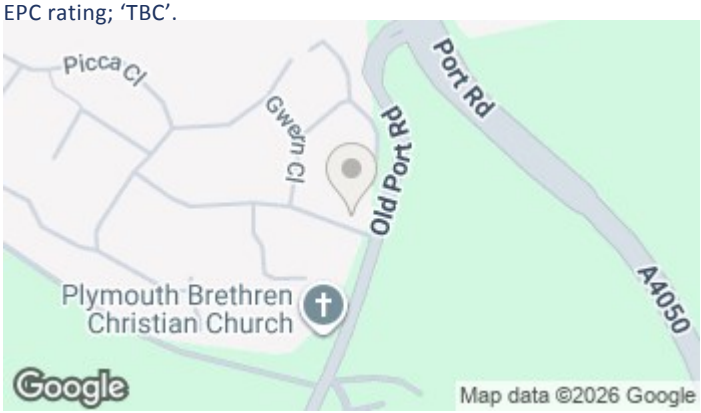
Bedroom four, currently used as a home office, enjoys carpeted flooring and a uPVC double-glazed window to the rear elevation.
The family bathroom has been fitted with a three-suite white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the rear elevation.

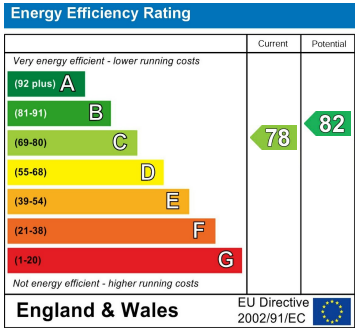
Garden & Grounds

39 Harlech Road is approached off the street onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage with up and over door, full electrical connections and a pedestrian access to the garden. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining.

Additional Information

All mains services connected.
Freehold.
We have been reliably informed there is a service charge of £150pa.
Council tax band 'G'.
EPC rating; 'TBC'.





Scan to view property



Total area: approx. 142.7 sq. metres (1536.0 sq. feet)

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.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts &Morgan