



40 Burdons Close  
Cardiff, CF5 6FE

Watts  
& Morgan



# 40 Burdons Close

Wenvoe, Cardiff, CF5 6FE

**£499,950 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, four bedroom detached family home situated in the highly desirable 'The Grange' development in the village of Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. In catchment for Gwenfa primary and St. Cyres secondary schools. Accommodation briefly comprises; entrance hall, living room, kitchen/dining room, utility room 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 tarmac driveway providing off-road parking, beyond which is an integral single garage and beautifully landscaped front and rear gardens. EPC rating 'C'.



## Directions

Cardiff City Centre – 6.9 miles

M4 Motorway – 5.3 miles

Your local office: Penarth

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## Summary of Accommodation

## GROUND FLOOR

Entered via a partially glazed composite door into a welcoming hallway enjoying carpeted flooring and a carpeted staircase with an understairs storage cupboard leading to the first floor.

The spacious living room benefits from carpeted flooring and a uPVC double-glazed bay window to the front elevation.

The open-plan kitchen/dining room enjoys ceramic tiled flooring, a recessed storage cupboard and a set of uPVC double-glazed French doors with double-glazed side panels providing access to the rear garden. The kitchen showcases a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; a 'Bosch' electric oven/grill, a 'Bosch' 5-ring gas hob with an extractor fan over and a 'Smeg' dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from matching granite upstands, a stainless steel splash-back, an under-mounted bowl and a half stainless steel sink with a mixer tap over and a uPVC double-glazed window to the rear elevation. The utility room has been fitted with a range of base units with granite

work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of ceramic tiled flooring, matching granite up-stands, an extractor fan and a partially glazed composite door providing further access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a corner wash hand basin and a WC. The cloakroom further benefits from ceramic tiled flooring, an extractor fan and an obscure uPVC double-glazed window to the side elevation.

## FIRST FLOOR

The first floor landing enjoys carpeted flooring, two recessed storage cupboards; one of which housing the hot water cylinder and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of recessed fitted wardrobes and a uPVC double-glazed bay window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the front elevation.

Bedroom two is a spacious double bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

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

Bedroom four is a further double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a floating

comprising, a panelled bath with a thermostatic shower over, a floating wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, an extractor fan, a wall mounted chrome towel radiator and a obscure uPVC double-glazed window to the rear elevation.



## GARDEN & GROUNDS

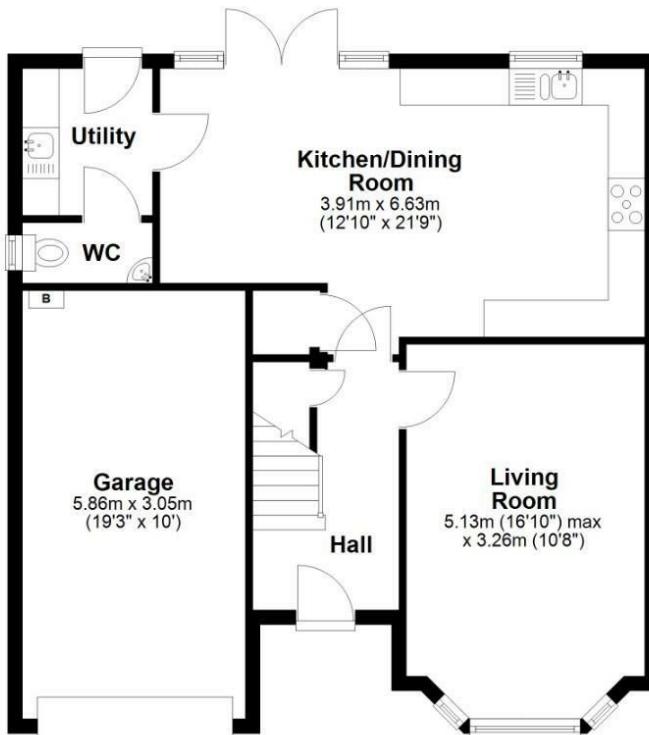
40 Burdons Close is approached off the street onto a tarmac driveway providing off-road parking for two vehicles, beyond which is an integral single garage with an up and over door which houses the wall-mounted boiler.

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

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

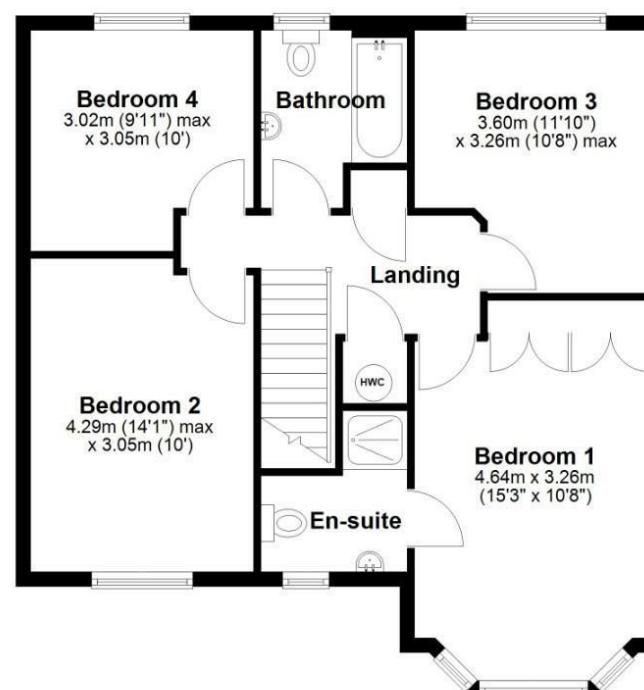
### Ground Floor

Approx. 71.8 sq. metres (772.3 sq. feet)



### First Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 139.0 sq. metres (1495.8 sq. feet)

## ADDITIONAL INFORMATION

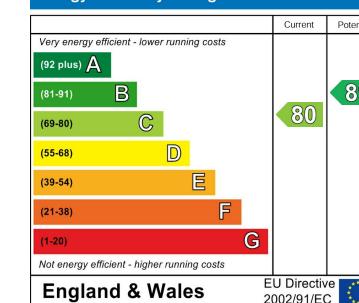
All mains services connected.

Freehold.

Council tax band 'G'.



### Energy Efficiency Rating



Scan to view property

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