


# 35 Goldsland Walk

Wenvoe, CF5 6FD

Watts & Morgan


FARM FRESH
FREE RANGE EGGS 25¢

# 35 Goldsland Walk

Wenvoe, CF5 6FD

## £540,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A beautifully presented, spacious four bedroom detached family home situated in the ever popular 'The Grange' development in Wenvoe. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, open plan kitchen/dining/living room with access to a garden room, utility room, downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and family bathroom. Externally the property benefits from beautifully landscaped front and rear gardens, a driveway providing off-road parking and a detached single garage.

Directions
Cardiff City Centre – 6.5 miles
M4 Motorway – 5.2 miles

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# Summary of Accommodation

## Ground Floor

Entered via a partially glazed composite door into a hallway benefiting from porcelain tile flooring and a carpeted staircase with understairs storage leading to the first floor.

The dual aspect sitting room enjoys herringbone LVT flooring, a central feature fireplace and three sets of uPVC double glazed windows with bespoke fitted shutters to the front and side elevations.

The open plan kitchen/dining/living room is the focal point of the home and enjoys continuation of porcelain tile flooring, a uPVC double glazed window with bespoke fitted shutters to the front elevation and a set of uPVC double glazed French doors with double glazed side panels and bespoke fitted shutters providing access to the garden room. The kitchen showcases a range of wall and base units with granite effect laminate work surfaces. Integral appliances to remain include; a full height fridge, a 'Smeg' electric oven/grill, a 'Smeg' 4-ring electric hob with an extractor fan over and a 'Smeg' dishwasher. The kitchen further benefits from a feature glass splashback, a bowl and a half composite sink with a mixer tap over and a uPVC double glazed window.

The utility room has been fitted with a range of base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from matching upstands, a stainless steel sink with a mixer tap over, a cupboard housing the wall mounted 'Ideal' boiler and a uPVC double glazed window.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating wash-hand basin and a WC. The cloakroom further benefits from porcelain tile flooring, a tiled splashback and an extractor fan.

## First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a uPVC double glazed window.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes with sliding doors and a uPVC double glazed window with bespoke fitted shutters. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window with bespoke fitted shutters.

Bedroom three is another spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window with bespoke fitted shutters.

Bedroom four, currently used as a home office, benefits from laminate wood flooring and a uPVC double glazed window.

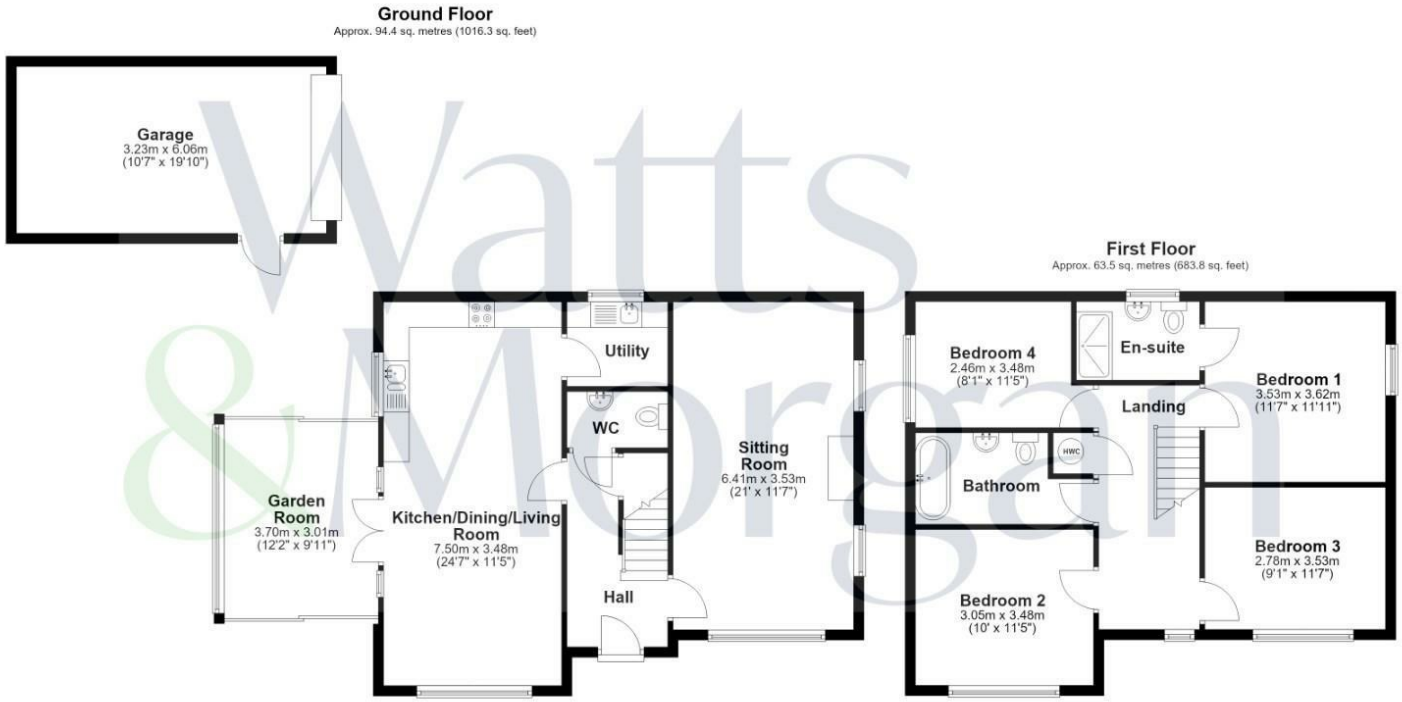
The family bathroom has been fitted with a 3-piece white suite comprising; an oval bath with a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator and an extractor fan.

## Garden & Grounds

35 Goldsland Walk is approached off the street onto a landscaped front garden enjoying a variety of mature shrubs and borders.
The private and enclosed rear garden is predominantly laid with chippings with a variety of mature shrubs and borders. The garden further benefits from a raised composite decked area with a garden room enjoying glass sliding doors to each elevation, a remote controlled shutter roof, lighting and wall heaters.
Located to the rear of the property is a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage.

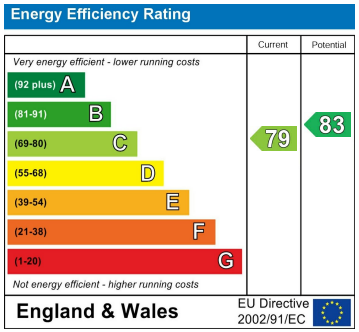
## Additional Information

Freehold.
All mains services connected.
Council tax band 'G'.
EPC rating 'TBC'.




Total area: approx. 157.9 sq. metres (1700.1 sq. feet)




Scan to view property

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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