



The Meadows, Port Road  
Wenvoe, CF5 6DF

Watts  
& Morgan



# The Meadows, Port Road

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**£850,000 Freehold**

6 Bedrooms | 3 Bathrooms | 5 Reception Rooms

A substantial and versatile, six bedroom family home set in an exclusive cul-de-sac. Situated in the desirable village of Wenvoe and conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Gwenfo primary and St Cyres secondary schools. Accommodation briefly comprises; entrance hall, living room, dining room, kitchen/breakfast room, snug, study, utility room, rear lobby and downstairs cloakroom. First floor landing, spacious primary bedroom with dressing area and ensuite, four further double bedrooms, one of which with an ensuite, sixth bedroom currently used as a home cinema, family bathroom. Externally the property benefits from a large block paved driveway providing off-road parking for several vehicles, beyond which is a car port and an attached double garage. Landscaped wrap around South-Westerley gardens. Being sold with no onward chain.

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## Directions

Cardiff City Centre – 6.1 miles

M4 Motorway – 4.9 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door with obscure double glazed side panels into a spacious, welcoming hallway enjoying engineered wood flooring, decorative cornice detailing, recessed ceiling spotlights and a carpeted open staircase leading to the first floor with an understairs storage cupboard.

The spacious living room benefits from carpeted flooring, recessed ceiling spotlights, decorative cornice detailing, a double sided log burner with a slate hearth, a uPVC double glazed window to the side elevation and a uPVC double glazed box bay with a set of double glazed French doors providing access to the rear garden.

The dining room enjoys engineered wood flooring, recessed ceiling spotlights, decorative cornice detailing and a uPVC double glazed bay with a set of French doors providing further access to the rear garden.

The kitchen has been fitted with a range of wall, base and tower units with silestone work surfaces. Integral 'AEG' appliances to remain include; an electric oven, an electric combination microwave/grill with a warming drawer, an induction hob with a ceiling mounted extractor fan over, a dishwasher and a drinks cooler. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect ceramic tile flooring, matching silestone upstands, a feature glass splashback, recessed ceiling spotlights, a 'Zip' instant boiled water tap, a wooden breakfast bar built into the island unit, two uPVC double glazed windows to the front elevation and a set of uPVC double glazed French doors providing access to the terrace.

The utility room has been fitted with a range of floor and tower units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of wood effect tile flooring, a composite sink with a mixer tap over, ceiling spotlights and two uPVC double glazed windows.

The rear lobby benefits from continuation of wood effect tile flooring, a recessed storage cupboard with sliding doors, recessed ceiling spotlights, a floor mounted 'Ideal' boiler, a wall mounted alarm panel and partially glazed uPVC door providing further access further to the front elevation.

The snug enjoys carpeted flooring, decorative cornice detailing, a range of bespoke fitted storage units and a uPVC double glazed sliding door with double glazed windows providing access to the garden.

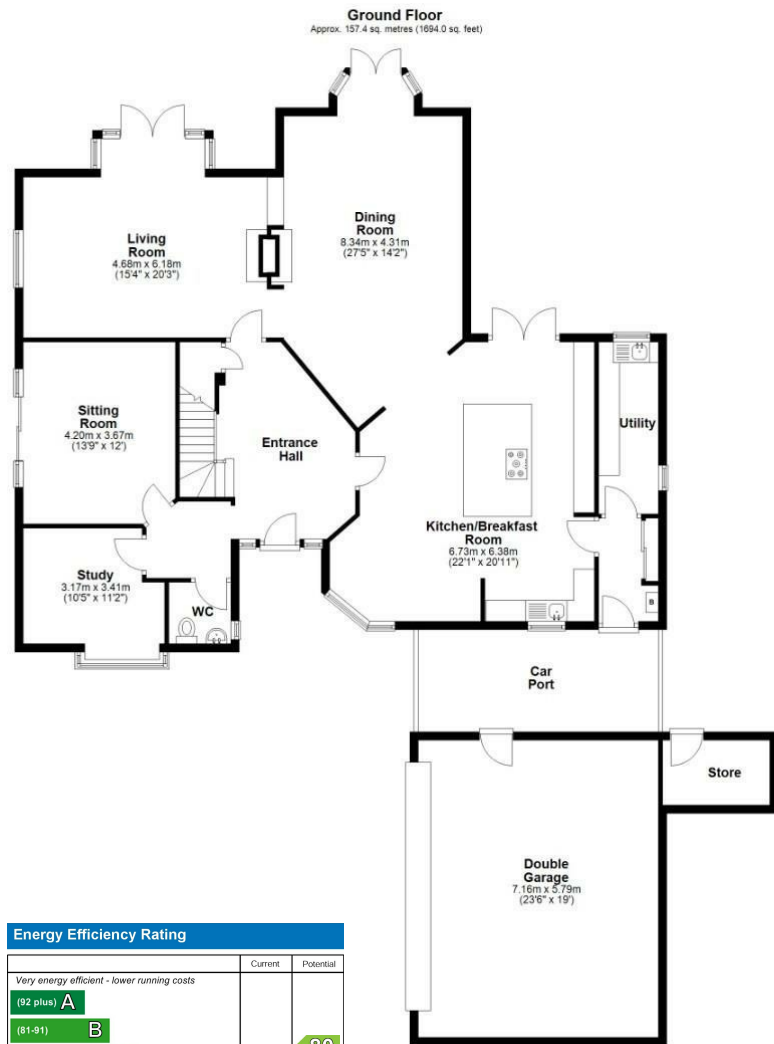
The study is a versatile space benefiting from engineered wood flooring, recessed ceiling spotlights, decorative cornice detailing and a uPVC double glazed box bay window to the front elevation.

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 partially tiled walls, decorative cornice detailing and an obscure uPVC double glazed window.

### First Floor

The spectacular landing enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder, recessed ceiling spotlights, decorative cornice detailing and a hatch providing access to the loft space.





Total area: approx. 340.1 sq. metres (3660.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			

The primary bedroom is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, a walk-in wardrobe/dressing area, decorative cornice detailing and a large uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 4-piece white suite comprising; a panelled bath with a hand-held shower attachment, a corner shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment and wash-hand basin and a WC set within a vanity unit. The en-suite further benefits from tile effect vinyl flooring, partially tiled walls, a wall mounted towel radiator, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the side elevation. Bedroom two is a spacious double bedroom benefiting from carpeted flooring, decorative cornice detailing and two uPVC double glazed windows to the rear and side elevations. Bedroom three is another double bedroom and enjoys carpeted flooring, decorative cornice detailing and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, awash-hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect tile flooring, partially tiled walls/splashback, recessed ceiling spotlights and an extractor fan. Bedroom four, currently used as a home office, enjoys wood effect vinyl flooring, a range of bespoke fitted storage and desk units, decorative cornice detailing and a uPVC double glazed window to the side elevation. Bedroom five is a further spacious double bedroom benefitting from carpeted flooring, decorative cornice detailing, a range of built-in drawer units and a uPVC double glazed window to the rear elevation. Bedroom six, currently used as a home cinema, is another versatile space enjoying carpeted flooring, a bespoke fitted cinema screen with built-in speaker system and projector, a hatch providing access to eaves storage and two uPVC double glazed windows. The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath with a hand-held shower attachment, a corner shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, a wall mounted towel radiator, recessed ceiling spotlights, an extractor fan and a double glazed roof light.

### Garden & Grounds

The Meadows is approached off the road via a shared access, onto a private block paved driveway providing off-road parking for several vehicles, beyond which is a car port and an attached double garage with an electric up and over door. The wrap around gardens are predominantly laid to lawn with a variety of mature shrubs and borders, two patio areas provide ample space for outdoor entertaining and dining. The gardens further benefit from a hidden area with raised beds used to grow vegetables, an outdoor store to the rear of the garage and a pergola housing the hot tub.

### Additional Information

Freehold.  
All mains services connected.  
Council tax band 'I'.  
EPC rating 'C'.

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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