

44 Picca Close

Wenvoe, Cardiff, CF5 6XP

Watts & Morgan



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£370,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, three bedroom detached family home over-looking open greenery. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, dual aspect living room, kitchen/dining room, utility area and ground floor cloakroom. First floor landing, spacious primary bedroom with en-suite, second double bedroom, third single bedroom and a family bathroom. Externally the property benefits from a driveway providing off-road parking, a detached single garage and a beautifully landscaped rear garden.

Directions

Cardiff City Centre – 5.1 miles

M4 Motorway – 3.8 miles

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Summary of Accommodation

Ground Floor

Entered via a composite door into a hallway benefitting from porcelain tile flooring and a carpeted staircase leading to the first floor.

The spacious, dual aspect living room enjoys solid wood flooring, a uPVC double-glazed window to the front elevation and a set of uPVC double-glazed French doors with double-glazed side panels providing access to the rear garden.

The kitchen/dining room enjoys porcelain tiled flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation. The kitchen has been fitted with a range of wall and base units with wood effect roll top laminate work surfaces. Integral appliances to remain include; a 'Zanussi' electric oven, a four-ring gas hob with an extractor fan over and a 'Samsung' dishwasher. The kitchen further benefits from continuation of porcelain tiled flooring, feature tiled splash-back, a stainless steel bowl and a half sink with a mixer tap over, recessed ceiling spotlights 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 area further benefits from continuation of porcelain tiled flooring, feature tiled splash-back, a cupboard housing the wall-mounted 'Ideal' boiler and a partially glazed composite door providing access to the rear garden.

The cloakroom serving the ground floor accommodation has been fitted with a two-piece white suite comprising; a corner pedestal wash hand basin and a WC. The cloakroom further benefits from porcelain tiled flooring, partially tiled splash-back 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 hatch providing access to the loft space.

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

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

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

The family bathroom has been fitted with a three-piece white suite comprising; a panelled bath, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, 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

44 Picca Close is approached off the street onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage.

The beautifully landscaped rear garden is predominantly laid to lawn. A porcelain tiled patio provides ample space for outdoor entertaining and dining.

Additional Information

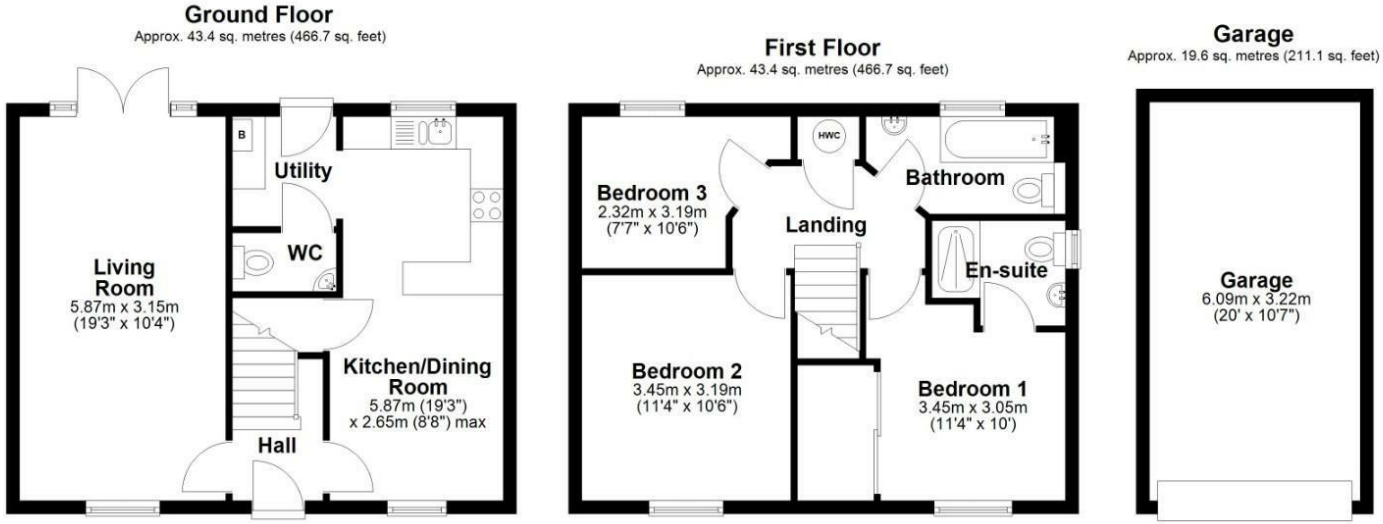
All mains services connected.

Freehold.

We have been reliably informed there is a service charge of £156pa.

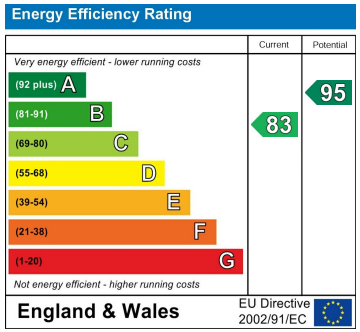
Council tax band 'E'.

EPC rating; 'B'.



Total area: approx. 106.3 sq. metres (1144.6 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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