



8 Gwenfo Drive
Wenvoe, CF5 6BR

Watts
& Morgan



8 Gwenfo Drive

Wenvoe, CF5 6BR

£389,950 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious three bedroom detached bungalow situated in the sought-after village of Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, living room, dining room, kitchen, two double bedrooms, spacious single bedroom, a family bathroom and a cloakroom/utility room. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles, beyond which is an attached single garage and beautifully landscaped front and rear wrap around gardens. Being sold with no onward chain. EPC rating; 'TBC'.

Directions

Cardiff City Centre – 5.8 miles

M4 Motorway – 4.5 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Summary of Accommodation

Accommodation

Entered via a double glazed sliding door into a porch benefitting from tiled flooring. A second obscure glazed wooden door with glazed side panels leads into a welcoming hallway benefitting from carpeted flooring, two recessed storage cupboards; one of which housing the wall-mounted 'Worcester' combi boiler and a loft hatch with built-in loft ladder providing access to the loft space.

The living room enjoys carpeted flooring, a central feature electric fireplace, a set of obscure glazed sliding doors providing access to the dining room and a uPVC double glazed window to the front elevation.

The dining room benefits from carpeted flooring and a uPVC double glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral 'AEG' appliances to remain include; an electric oven, a fridge/freezer and a 4-ring electric hob with an extractor fan over. The kitchen further benefits from wood effect LVT flooring, partially tiled splash-back, an extractor fan, a bowl and a half stainless steel sink with a mixer tap over, a uPVC double glazed window to the side elevation and a uPVC double glazed door providing access to the garden.

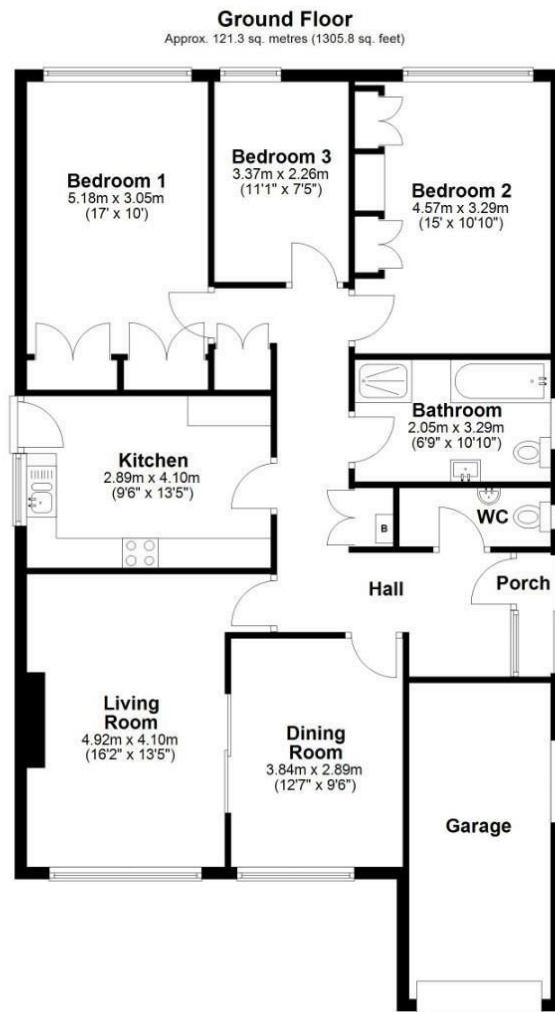
The cloakroom has been fitted with a 2-piece white suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from wood effect LVT flooring, partially tiled splash-back, space and plumbing provided for freestanding white goods and an obscure uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom two is another spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the rear elevation.

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

The family bathroom has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic shower over, a panelled bath, a wash hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect LVT flooring, a wall-mounted chrome towel radiator, a wall-mounted storage unit and an obscure uPVC double glazed window to the side elevation.



Total area: approx. 121.3 sq. metres (1305.8 sq. feet)

Garden & Grounds

8 Gwenfo Drive is approached off the road onto a block paved driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an electric roller door.

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

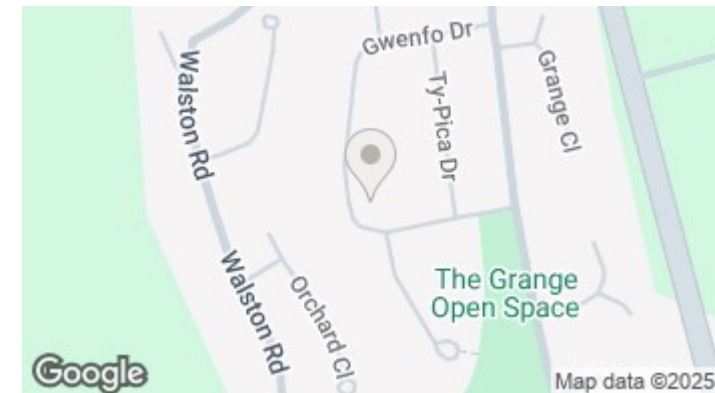
The landscaped, wrap around rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, two patio areas provide ample space for entertaining and dining. The rear garden further benefits from a raised allotment area, a greenhouse and two storage sheds.

Additional Information

All mains services connected.

Freehold.

Council tax band 'F'.



| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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
[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f_img.jpg\)](#) [!\[\]\(0f31ebba7abcd47777e178db26f29705_img.jpg\)](#) [!\[\]\(63ea948177b1bcc486b2b76d20d5fb69_img.jpg\)](#)

**Watts
& Morgan**