

8 Rectory Close

Wenvoe, Wenvoe, CF5 6AQ

Watts
&Morgan



8 Rectory Close

Wenvoe, CF5 6AQ

£325,000 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious and extended, four bedroom semi-detached family home set in the ever popular village of Wenvoe. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. In catchment for Gwenfo Primary and St. Cyres Comprehensive schools. Accommodation briefly comprises; entrance hall, sitting room, open plan kitchen/dining/living room, downstairs cloakroom. First floor landing, three double bedrooms, single bedroom and family bathroom. Externally the property benefits from front and rear gardens with off-road parking available to the rear.

Directions
Cardiff City Centre – 5.9 miles
M4 Motorway – 4.6 miles

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a large, welcoming hallway enjoying wood effect vinyl flooring, a carpeted staircase leading to the first floor with an understairs storage cupboard and a uPVC double glazed window to the front elevation.

The bay fronted sitting room benefits from carpeted flooring, a central feature fireplace with a wooden surround and a marble hearth and uPVC double glazed windows to the front elevation.

The open plan kitchen/dining/living room enjoys carpeted flooring, a uPVC double glazed window to the rear elevation and a partially glazed uPVC door providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from wood effect laminate flooring, partially tiled splashback, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double glazed window to the rear elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a corner wash-hand basin and a WC. The cloakroom further benefits from wood effect laminate flooring and an obscure uPVC double glazed window to the side elevation.

First Floor

The first floor landing enjoys carpeted flooring, a recessed storage cupboard housing the wall mounted 'Worcester' combi boiler and a hatch with a built-in ladder providing access to the loft space.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom two is another spacious double bedroom and benefits from wood effect laminate flooring and a uPVC double glazed window to the rear elevation.

Bedroom three is a further double bedroom enjoying carpeted flooring and two uPVC double glazed windows to the front and rear elevations.

Bedroom four is a spacious single bedroom and enjoys carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

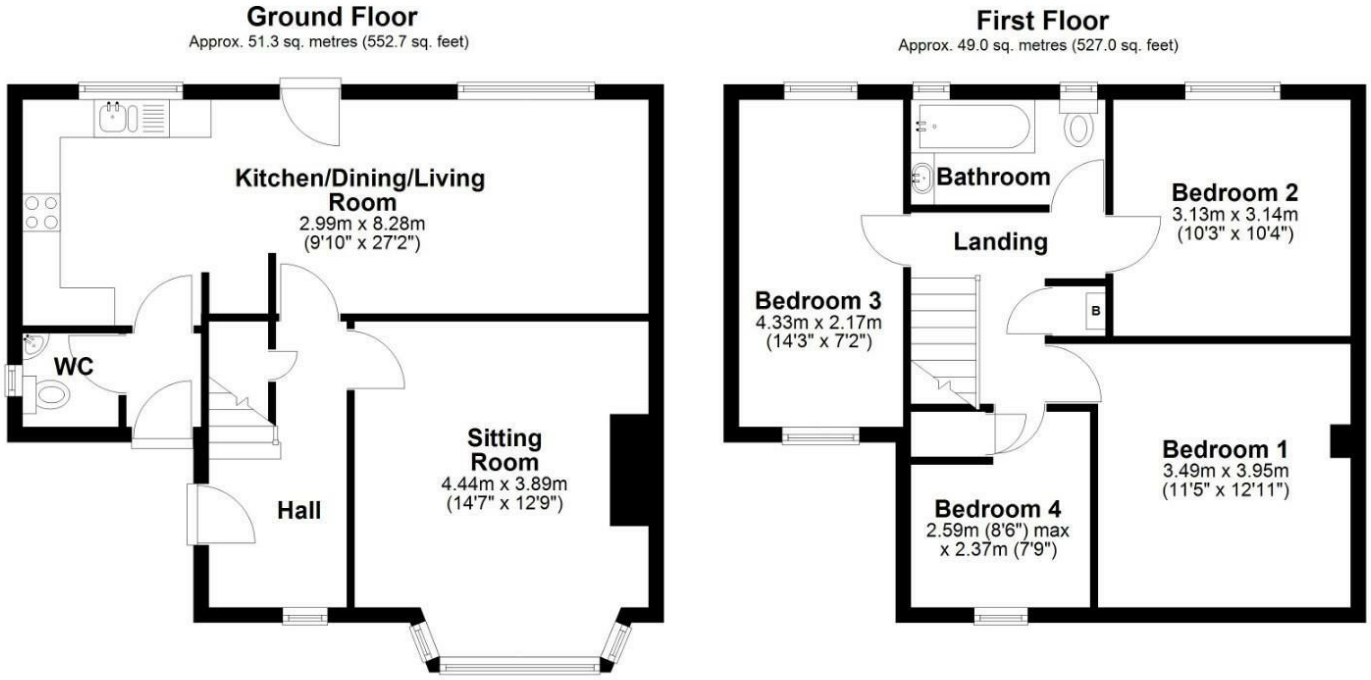
The family bathroom has been fitted with a 3-piece white suite comprising; a tiled panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and two obscure uPVC double glazed windows to the rear elevation.

Garden & Grounds

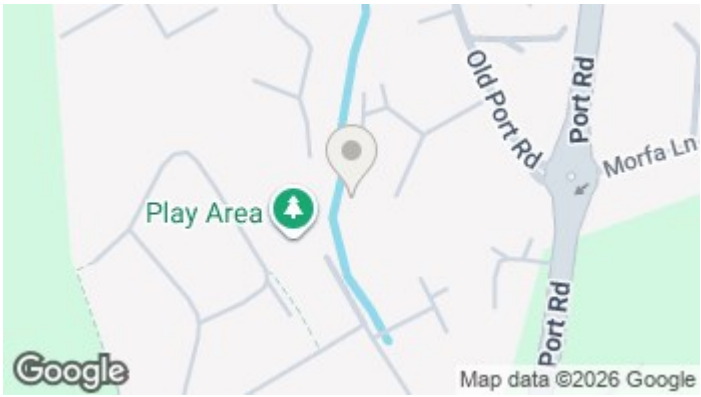
8 Rectory Close benefits from a front garden predominantly laid to lawn with a variety of mature shrubs and borders. The large rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from two storage sheds.

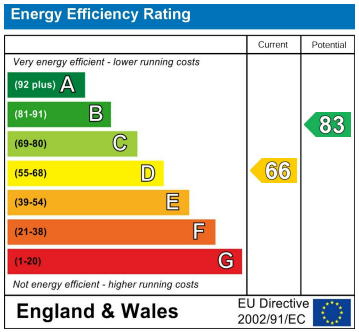
Additional Information

All mains services connected.
Freehold.
Council tax band 'E'.
EPC rating 'D'.



Total area: approx. 100.3 sq. metres (1079.7 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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