



127 Picca Close
Wenvoe, CF5 6XR

Watts
& Morgan



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£450,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

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

Directions

Cardiff City Centre – 5.1 miles

M4 Motorway – 3.8 miles

Your local office: Penarth

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Ground Floor

Entered via a partially glazed uPVC door into a large welcoming hallway benefitting from tile flooring, a recessed storage cupboard and an open carpeted staircase leading to the first floor.

The spacious living room enjoys carpeted flooring, a uPVC double-glazed window to the front elevation overlooking the park and a set of uPVC double-glazed French doors providing access to the rear garden.

The spectacular open-plan kitchen/dining room benefits from tiled flooring and a set of uPVC double-glazed French doors with built-in blinds providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven and a freestanding electric oven with a four-ring gas hob. The kitchen further benefits from matching quartz upstands and splash-back, a bowl and a half composite sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

The utility area has been fitted with a range of base units with granite work surfaces. Space and plumbing has been provided for freestanding white goods. The utility area further benefits from tiled flooring, matching granite upstands, a cupboard housing the wall-mounted 'Ideal' boiler, a large recessed storage cupboard, a uPVC double-glazed window to the front elevation and a partially glazed wooden door providing access to the side return/driveway.

The cloakroom serving the ground floor accommodation has been fitted with a two-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls and an obscured uPVC double-glazed window to the front elevation.

First Floor

The galleried first floor landing enjoys carpeted flooring 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, a recessed storage cupboard housing the hot water cylinder and a uPVC double-glazed window to the front elevation enjoying further views over the park. The en-suite has been fitted with a three-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, an extractor fan and an obscure uPVC double-glazed window to the front elevation.

Bedroom two is a double bedroom benefitting from carpeted flooring and a uPVC double-glazed window to the rear elevation.

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

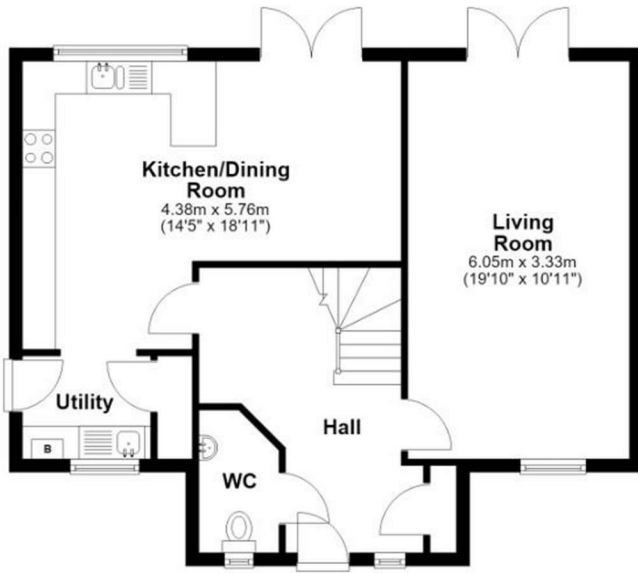
Bedroom four, currently used as a dressing room, enjoys carpeted flooring, a range of bespoke fitted wardrobes and vanity unit and a uPVC double-glazed window to the rear elevation.

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, partially tiled walls, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.



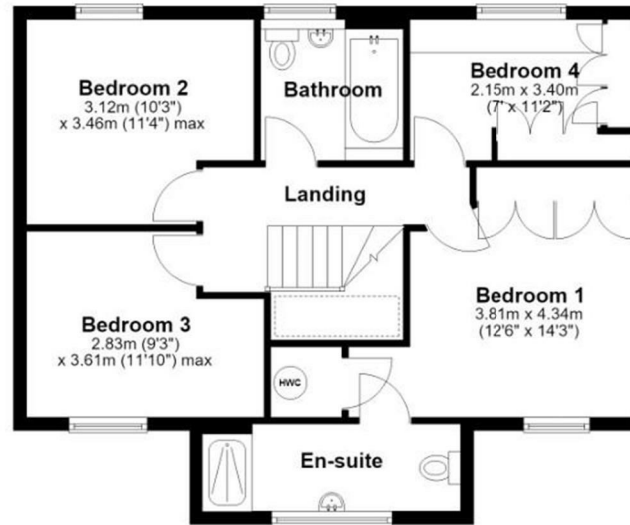
Ground Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



First Floor

Approx. 61.5 sq. metres (661.6 sq. feet)



Garage

Approx. 19.6 sq. metres (211.1 sq. feet)



Total area: approx. 142.3 sq. metres (1531.5 sq. feet)

Garden & Grounds

127 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 with an up and over door. The enclosed, Southerly-facing, rear garden is laid with part patio tile and part artificial lawn providing ample space for outdoor entertaining and dining. The rear garden further benefits from a variety of mature borders and a pedestrian gate providing access to the side return.

Additional Information

All mains services connected.

Freehold.

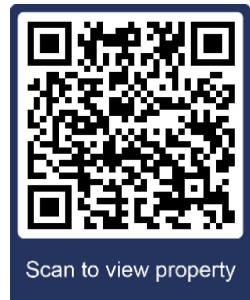
Council tax band 'G'.

EPC rating 'B'.

We have been reliably informed that the service charge is approx. £144pa.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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.



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