



11 Goldsland Walk  
Cardiff, CF5 6FD

Watts  
& Morgan





# 11 Goldsland Walk

Wenvoe, Cardiff, CF5 6FD

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**£450,000 Freehold**

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, spacious three bedroom detached family home situated on the highly desirable 'The Grange' development in Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises; entrance hall, living room, open plan kitchen/dining room and downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, two further double bedrooms and family bathroom. Externally the property enjoys off-road parking for several vehicles beyond which is a detached single garage, beautifully landscaped front and rear gardens. EPC rating 'B'.

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## Directions

Cardiff City Centre – 6.7 miles

M4 Motorway – 5.0 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door into a welcoming hallway benefiting from wood effect luxury vinyl tile (LVT) flooring, a wall mounted alarm panel, a uPVC double glazed window to the side elevation and a carpeted staircase with an under-stair storage cupboard leading to the first floor.

The living room enjoys carpeted flooring and a large uPVC double glazed window to the front elevation.

The kitchen/dining room benefits from LVT flooring, recessed ceiling spotlights, a recessed utility cupboard with space and plumbing provided for freestanding white goods, a uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors with double glazed side panels providing access to the rear garden. The kitchen showcases a range of wall, base and tower units with laminate work surfaces.

Integral 'Smeg' appliances to remain include; a fridge/freezer, an electric oven/grill and a 4-ring gas hob with an extractor fan over. The kitchen further benefits from tiled splashback, matching upstands and a bowl and a half stainless steel sink with a mixer tap over.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a floating corner wash-hand basin and a WC. The cloakroom further benefits from LVT flooring, tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the front elevation.

### First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard housing the wall mounted 'Ideal' boiler and hot water cylinder and a loft hatch providing access to the loft space.

Bedroom one, originally designed as two separate rooms, is a spacious double bedroom and benefits from carpeted flooring and two uPVC double glazed windows to the front elevation.

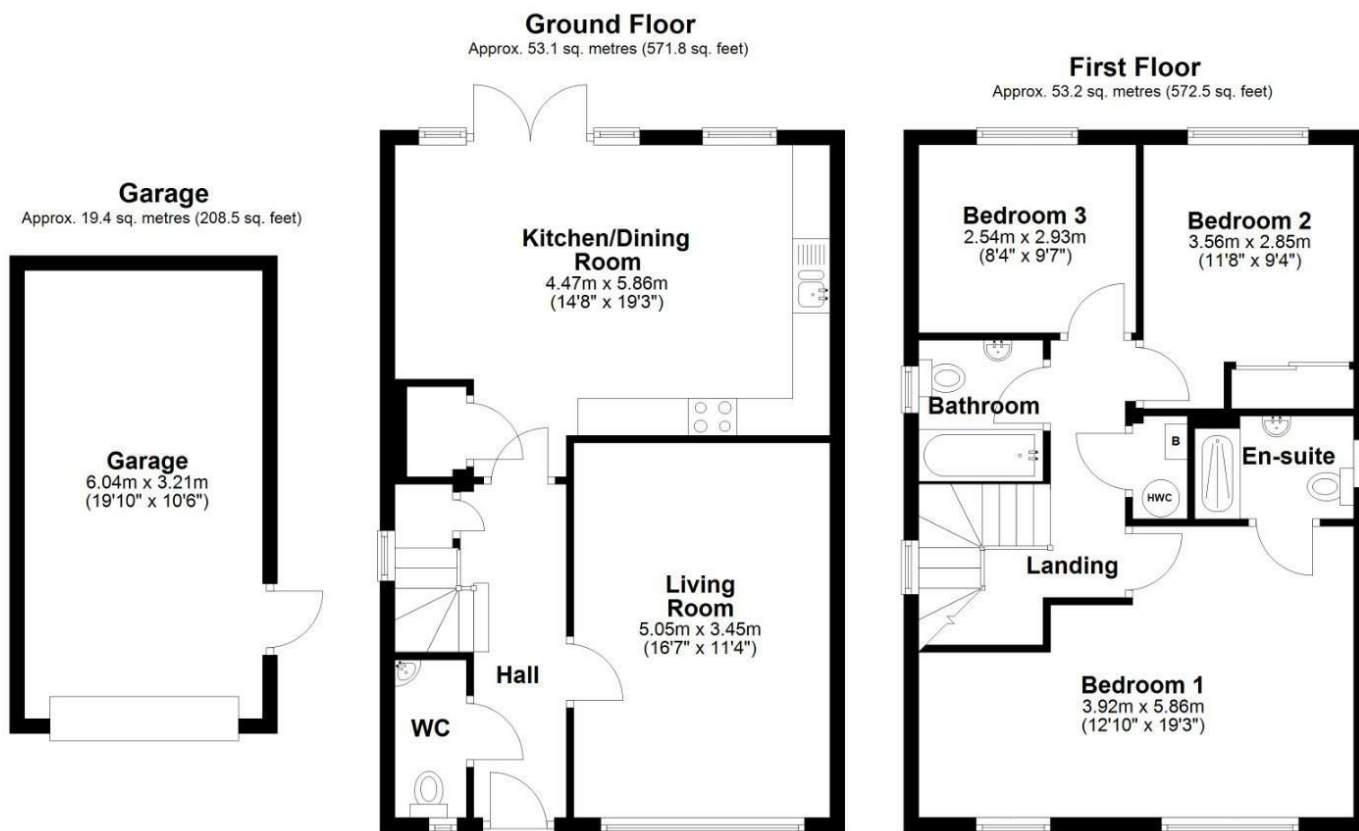
The en-suite has been fitted with a 3-piece white suite comprising; a walk-in shower cubicle with a thermostatic shower over, a floating wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the side elevation.

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

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

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a floating wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, a wall mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the side elevation.





Total area: approx. 125.7 sq. metres (1352.8 sq. feet)

## Gardens & Grounds

11 Goldsland Walk is approached off the road 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 front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

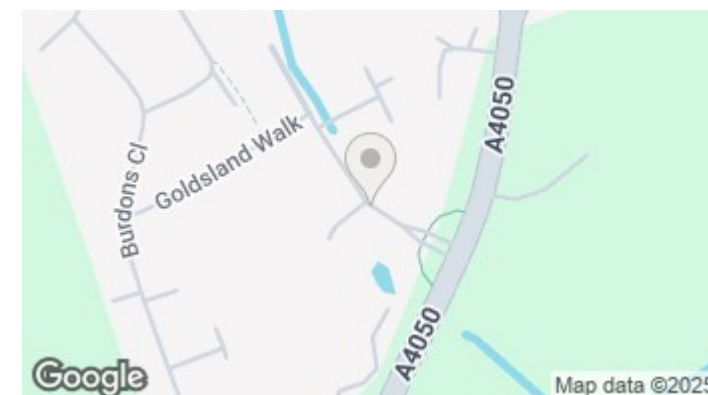
The landscaped rear garden is predominantly laid to lawn with a variety of mature borders, a patio area provides ample space for outdoor entertaining and dining.

## Additional Information

Freehold.

All mains services connected.

Council tax band 'F'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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