



4 Is Y Coed  
Cardiff, CF5 6DL

Watts  
& Morgan



# 4 Is Y Coed

Wenvoe, Cardiff, CF5 6DL

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**£765,000 Freehold**

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, five bedroom detached family home situated in a quiet cul-de-sac in the sought after village of Wenvoe. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, dual aspect lounge, open plan kitchen/dining/living room, study, utility room, downstairs cloakroom. First floor landing, spacious primary bedroom with dressing area and en-suite, three further double bedrooms, spacious single bedroom and family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles, beyond which is a detached double garage. Beautifully landscaped South-facing rear garden. Being sold with no onward chain. EPC rating 'TBC'.

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## Directions

Cardiff City Centre – 9.7 miles

M4 Motorway – 5.3 miles

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## Ground Floor

Entered via a partially glazed composite door with double glazed side panels into a porch benefiting from wood effect tile flooring and a wall mounted alarm panel. A second glazed wooden door leads into a welcoming hallway benefiting from continuation of wood effect tile flooring, recessed ceiling spotlights and an open carpeted staircase with an understairs storage cupboard leading to the first floor.

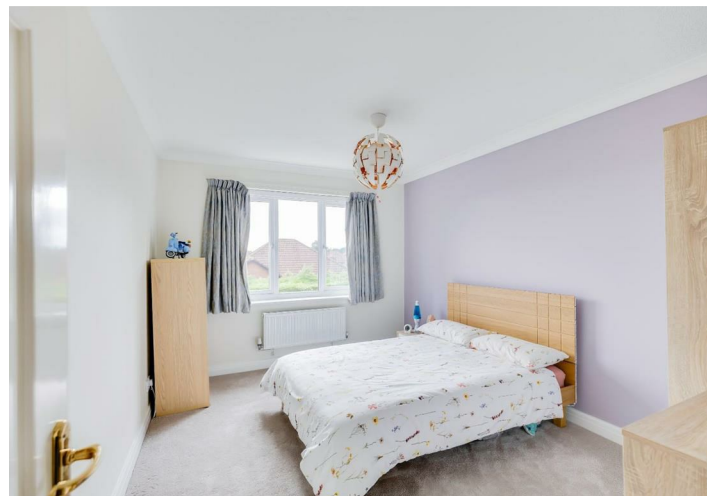
The spacious, dual aspect lounge benefits from carpeted flooring, recessed ceiling spotlights, decorative corning with built-in feature lighting, a central feature log burner with a marble hearth and a wood surround, three uPVC double glazed windows to the front/side elevations and a set of uPVC double glazed bi-folding doors with built-in electric blinds providing access to the rear garden.

The open plan kitchen/living/dining room benefits from wood effect tile flooring, recessed ceiling spotlights, two uPVC double glazed windows to the front/side elevations and a set of uPVC double glazed French doors with built-in electric blinds providing further access to the rear garden. The kitchen showcases a range of wall and base units with quartz work surfaces. Integral 'Neff' appliances to remain include; a fridge/freezer, a combination microwave, an electric oven, a 4-ring electric hob with an extractor fan over and a dishwasher. The kitchen further benefits from continuation of wood effect tile flooring, a feature glass splashback, a bowl and a half composite sink with a mixer tap over, recessed ceiling spotlights, a feature island unit with quartz work surface and a breakfast bar overhang and a uPVC double glazed window with built-in electric blind to the rear elevation.

The utility room has been fitted with a range of base units with a laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from wood effect tile flooring, a wall mounted 'Worcester' boiler, recessed ceiling spotlights, a stainless steel sink with a mixer tap over and a partially glazed uPVC door providing access to the rear garden.

The study enjoys carpeted flooring, a large floor to ceiling uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation.

The cloakroom serving the downstairs accommodation 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 tile flooring, partially tiled splashback and an obscure uPVC double glazed window to the side elevation.



## First Floor

The first floor landing benefits from carpeted flooring and a loft hatch with a built-in loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes, a uPVC double glazed window from the dressing area to the rear elevation and two uPVC double glazed windows to the side/front elevations. The en-suite has been fitted with a 4-piece white suite comprising; a shower cubicle with a thermostatic shower over, a panelled bath with a hand-held shower attachment, a pedestal wash-hand basin and a WC. The en-suite further benefits from laminate flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.

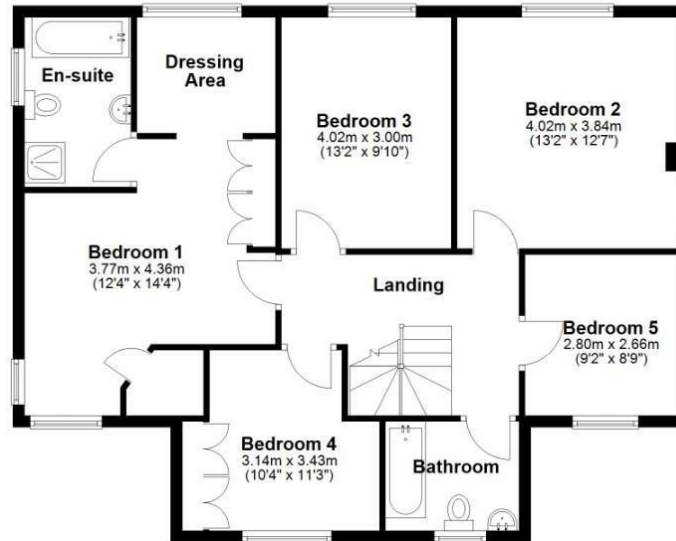
### Ground Floor

Approx. 90.2 sq. metres (971.4 sq. feet)



### First Floor

Approx. 90.8 sq. metres (977.7 sq. feet)



Total area: approx. 181.1 sq. metres (1949.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Bedroom two is a spacious double bedroom and benefits from carpeted flooring, an obscure uPVC double glazed window to the side elevation and a large uPVC double glazed window to the rear elevation.

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

Bedroom four is a further double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the front elevation.

Bedroom five is a spacious single bedroom enjoying carpeted flooring and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, 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 front elevation.

### Gardens & Grounds

4 Is Y Coed is approached off a shared lane onto a private block paved driveway providing off-road parking for several vehicles, beyond which is a detached double garage with full electrical connections and a pedestrian door to the rear garden. The beautifully landscaped, private and enclosed South facing rear garden is predominantly laid with artificial lawn with a variety of mature shrubs and borders, a large patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from electrical sockets and outdoor lighting.

### Additional Information

All mains services connected.  
Freehold.  
Council tax band 'G'.



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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