



9 Vennwood Close
Cardiff, CF5 6BZ

Watts
& Morgan



9 Vennwood Close

Wenvoe, Cardiff, CF5 6BZ

£300,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A three bedroom, end terrace family home located in a quiet cul-de-sac in the ever popular village of Wenvoe. Conveniently located to Cardiff City Centre and the M4 Motorway. In catchment for Gwenfo primary and St Cyres comprehensive schools. Accommodation briefly comprises; entrance hall, living room, dining room and kitchen. First floor landing, two double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from front and rear landscaped gardens and a detached single garage. Being sold with no onward chain.

Directions

Cardiff City Centre – 6.3 miles

M4 Motorway – 5.1 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a composite door into a hallway benefitting from wood effect laminate flooring with a sunken door matt, recessed ceiling spotlights and a carpeted staircase leading to the first floor.

The living room enjoys wood effect laminate flooring, recessed ceiling spotlights and a uPVC double-glazed bay window to the front elevation.

The dining area enjoys continuation of laminate flooring, a recessed under-stairs storage cupboard, recessed ceiling spotlights 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 wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a fridge/freezer, an electric oven, a dishwasher, a combination microwave/grill and a 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from laminate flooring, partially tiled splash-back, recessed ceiling spotlights, two uPVC double-glazed windows to the rear elevation and a partially glazed uPVC door providing further access to the rear garden.

First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard, recessed ceiling spotlights and a hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation.

Bedroom two is another double bedroom enjoying carpeted flooring, recessed ceiling spotlights and a uPVC double-glazed window to the rear elevation.

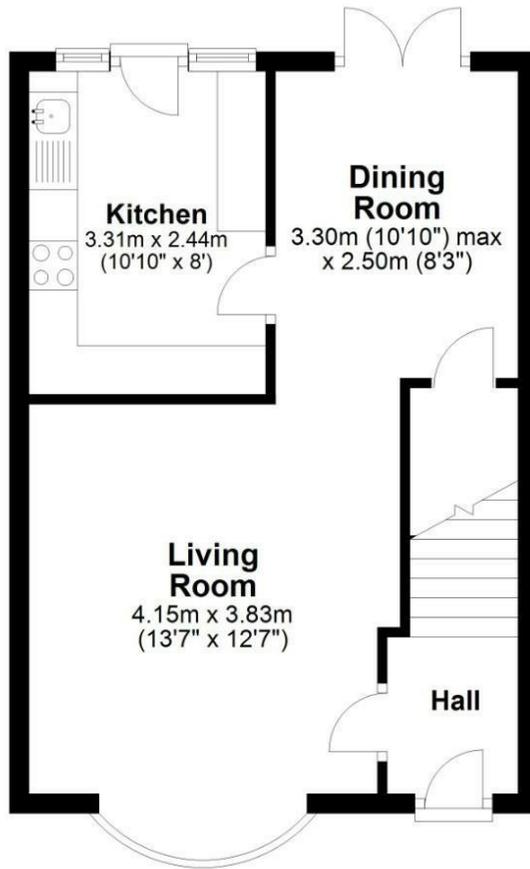
Bedroom three is a single bedroom and enjoys carpeted flooring, a recessed storage cupboard, recessed ceiling spotlights and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a handheld shower attachment, a 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 an obscure uPVC double-glazed window to the rear elevation.



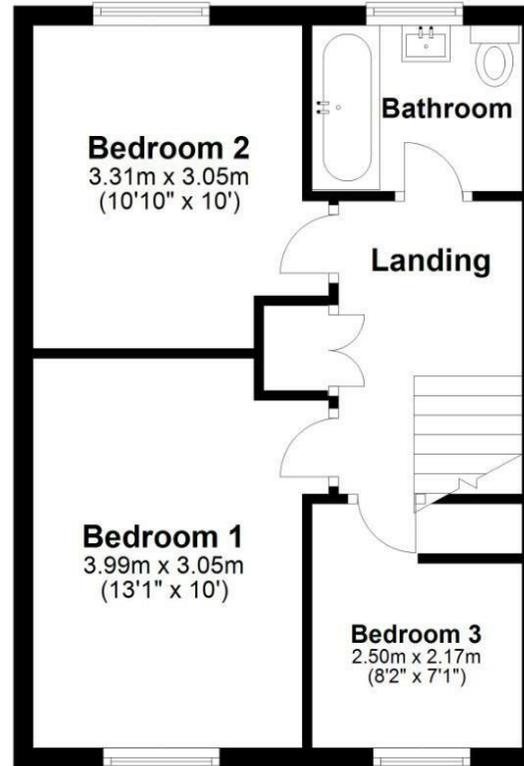
Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 75.1 sq. metres (808.1 sq. feet)

Garden & Grounds

9 Vennwood Close enjoys a landscaped front garden predominantly laid to lawn with a variety of mature shrubs and borders and a block paved path provides access to the property.

The enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, two patio areas provide ample space for outdoor entertaining and dining.

The property also benefits from a detached single garage.

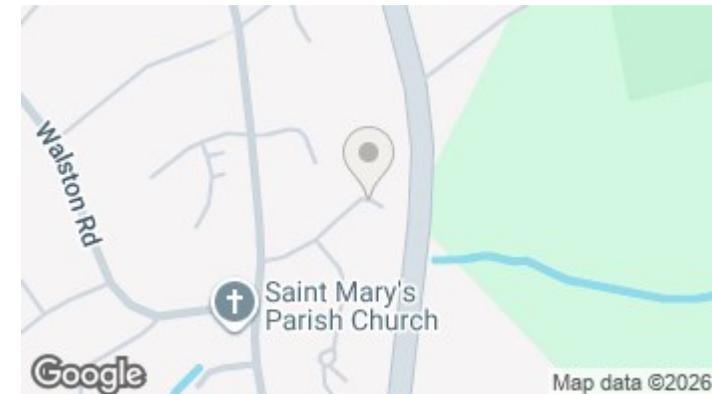
Additional Information

Freehold.

All mains services connected.

Council tax band 'TBC'.

EPC rating 'TBC'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	78
(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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