



22 Goldsland Walk
Wenvoe, Cardiff, CF5 6FD

Watts
& Morgan



22 Goldsland Walk

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£395,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately 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. Accommodation briefly comprises; entrance hall, living room, open-plan kitchen/dining room and cloakroom. First floor landing, spacious double bedroom with en-suite, a second double bedroom, a spacious single bedroom and a family bathroom. Externally the property enjoys off-road parking for several vehicles beyond which is a detached single garage and beautifully landscaped front and rear gardens. EPC Rating; 'B'.



Directions

Cardiff City Centre – 6.8 miles
M4 Motorway – 5.1 miles



Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk



Summary of Accommodation

GROUND FLOOR

Entered via an obscure glazed composite door into a welcoming hallway benefitting from 'Porcelanosa' ceramic tiled flooring and a carpeted staircase leading to the first floor landing with a large under stairs storage cupboard.

The spacious living room enjoys 'Porcelanosa' wood-effect ceramic tiled flooring and a uPVC double-glazed window to the front elevation.

The open-plan kitchen/dining room showcases a range of wall and base units with granite work surfaces. Integral 'Smeg' appliances to remain include; a fridge/freezer, an electric oven, an electric grill, a 4-ring induction hob with an extractor hood over and a dishwasher. The kitchen/dining room further benefits from continuation of 'Porcelanosa' ceramic tiled flooring, recessed ceiling spotlights, matching granite upstands, under counter lighting, a bowl and a half sink with a mixer tap over, a uPVC double-glazed window to the rear elevation and uPVC double glazed French doors with glazed side panels providing access to the rear garden. A large recessed utility cupboard provides space and plumbing for freestanding white goods and benefits from a granite work surface.

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

SECOND FLOOR

The first floor landing enjoys carpeted flooring, a loft hatch providing access to the loft space, a recessed storage cupboard housing the 'Ideal Logic' boiler and a uPVC double-glazed window to the side elevation.

Bedroom one, located to the front of the property, is a spacious double bedroom which enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a large glass shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from 'Porcelanosa' ceramic tiled flooring, tiled splash-back, recessed ceiling spotlights, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the side elevation.

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

Bedroom three, currently used as a home office, is a spacious single bedroom which enjoys 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 wash hand basin and a WC. The bathroom further benefits from 'Porcelanosa' ceramic tiled flooring, tiled splash-back, recessed ceiling spotlights, a wall-mounted chrome towel radiator, a recessed storage cupboard housing the hot water cylinder and an obscured uPVC double-glazed window to the front elevation.

GARDENS & GROUNDS

22 Goldsland Walk is approached off the road onto a private driveway providing parking for several vehicles beyond which is a detached garage. The garage benefits from recessed ceiling spotlights and a boarded loft space.

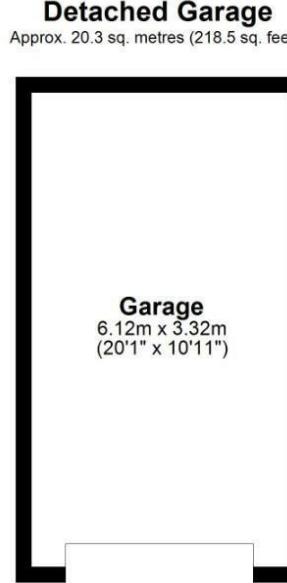
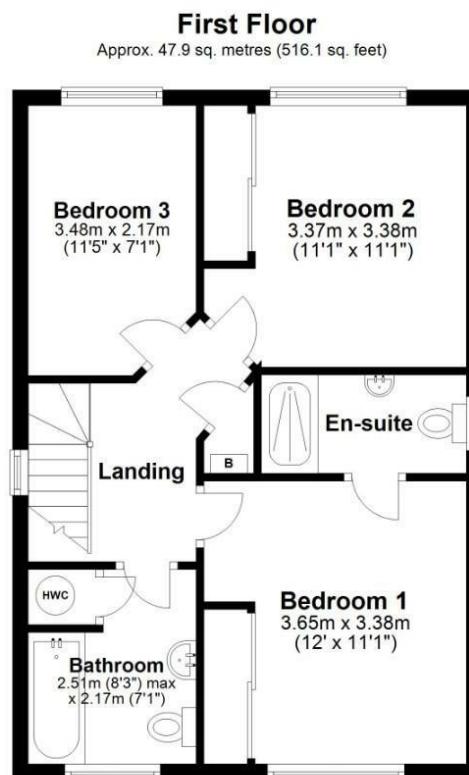
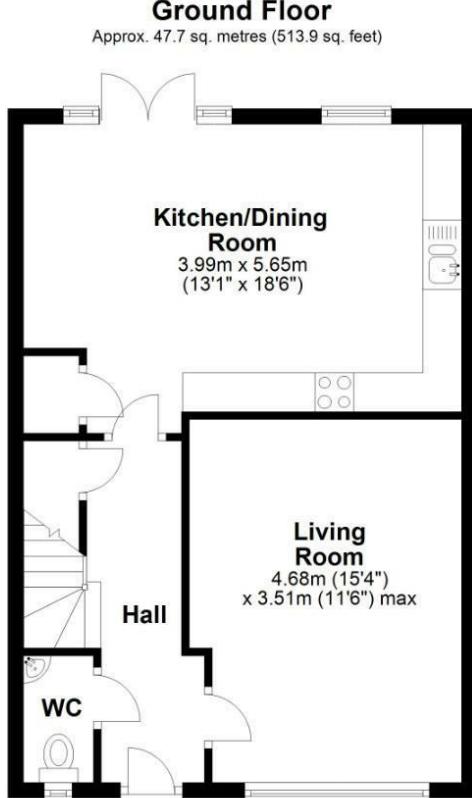
The beautifully landscaped low maintenance front garden enjoys a variety of mature shrubs and borders.

The spacious rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs, borders and slate chipping walkways. A raised decked area provides ample space for outdoor entertaining and dining. The rear garden further benefits from an outdoor power socket and hot and cold water supply.

ADDITIONAL INFORMATION

Freehold. All mains services connected.

Council tax band 'F'.



Total area: approx. 116.0 sq. metres (1248.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B	81	
(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		



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**Bridgend**

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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