



35 Gwenfo Drive
Cardiff, CF5 6BR

Watts
& Morgan



35 Gwenfo Drive

Wenvoe, Cardiff, CF5 6BR

£425,000 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well presented, four bedroom detached family home located in the ever popular village of Wenvoe. Conveniently located to local amenities, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, dining room, kitchen, sitting room/study, downstairs cloakroom and utility room. First floor landing, two spacious double bedrooms, third double bedroom, a single bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles, beyond which is an integral single garage. Landscaped front and rear gardens. EPC rating 'TBC'.

Directions

Cardiff City Centre – 5.8 miles

M4 Motorway – 4.5 miles

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Summary of Accommodation

Ground Floor

Entered via a set of obscure glazed uPVC French doors with double glazed side panels into a large welcoming hallway benefiting from carpeted flooring, recessed ceiling spotlights and a carpeted staircase leading to the first floor with an under stairs storage cupboard.

The living room enjoys carpeted flooring, a central feature gas fireplace with a marble surround/hearth and a large uPVC double glazed window to the front elevation.

The dining room benefits from carpeted flooring and a uPVC double glazed window to the rear elevation.

The sitting room/study is a versatile space and enjoys carpeted flooring and a set of uPVC double glazed sliding doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Hotpoint' electric oven/grill, a 'Neff' 4-ring electric hob with an extractor fan over, a 'Bosch' dishwasher and an integrated fridge. Space has been provided for freestanding white goods. The kitchen further benefits from carpeted flooring, partially tiled splashback, recessed ceiling spotlights, a bowl and a half composite sink with a mixer tap over, a wooden double glazed window and a set of single glazed wooden French doors providing access to the rear garden.

The utility room has been fitted with a range of wall and base units with roll top laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from carpeted flooring, partially tiled splashback, a stainless steel sink and a wall mounted 'Baxi' combi boiler.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, partially tiled splashback and an extractor fan.

First Floor

The first floor landing benefits from carpeted flooring, loft hatch with a built-in loft ladder providing access to the loft space, recessed storage cupboard and a uPVC double glazed window to the side elevation.

Bedroom one is spacious double bedroom enjoying carpeted flooring and a uPVC double glazed window to the rear elevation.

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

Bedroom three is a double bedroom and benefits from carpeted flooring and a uPVC double glazed window to the front elevation benefiting from countryside views.

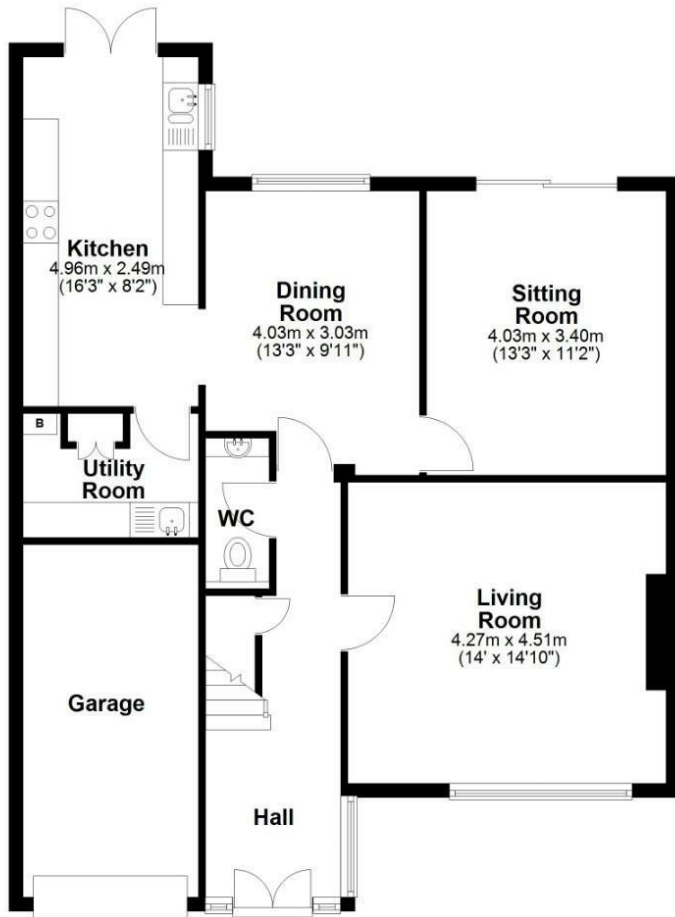
Bedroom four is a single bedroom enjoying carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit, a WC and a bidet. The bathroom further benefits from vinyl flooring, tiled walls, recessed ceiling spotlights, a wall mounted towel radiator and an obscure uPVC double glazed window to the side elevation.



Ground Floor

Approx. 88.5 sq. metres (953.0 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



Total area: approx. 143.6 sq. metres (1546.1 sq. feet)

Garden & Grounds

35 Gwenfo Drive is approached off the street onto a block paved driveway providing off-road parking for several vehicles, beyond which is an integral single garage with an up and over door.

The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

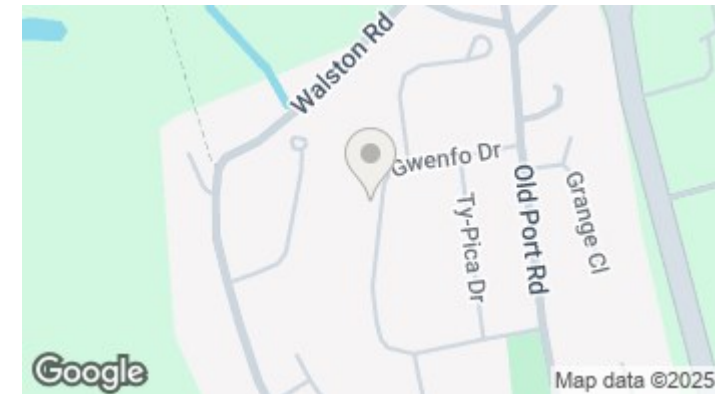
The landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a wooden shed, a wooden summer house, a water feature and an awning.

Additional Information

All mains services connected.

Freehold.

Council tax band 'F'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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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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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