

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Walston Close, Wenvoe Cardiff

offers in excess of £550,000

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## About the property

HEART OF WENVOE VILLAGE - FULLY RENOVATED THROUGHOUT & EXTENDED - GARAGE & DRIVEWAY

This beautifully renovated detached bungalow comprises of an entrance hall, a bright but cozy lounge with multiple windows and a door to the rear garden, a modern open plan kitchen and orangery currently used as a dining room with bifold doors to the garden, two bedrooms and a shower room. To the second floor there is two further double bedrooms and another shower room. Furthermore, it offers a garage with utility area, a driveway to the front and a south facing landscaped rear garden.

Wenvoe is a popular commuter village conveniently situated for the City of Cardiff but set in the countryside only a few miles from the sea and with easy access to the M4 motorway a few miles away. The village was developed around the parish church which can be traced back to the 12th Century with the adjacent locality now being a conservation area. The village has a well-stocked store with a post office, a church, primary school, a public house and travel lodge, a part time library and three halls. Wenvoe has a very healthy community spirit which supports many local community groups with activities to meet everybody's needs.

## Accommodation

### Entrance Hall

Wood effect floor, door to garage and rear garden, stairs to first floor, open to lounge.

### Lounge

16' 5" Max x 11' 11" Max ( 5.00m Max x 3.63m Max )

Windows to side and rear, door to garden, log burner with stone surround, radiator, carpet.

### Kitchen

18' x 12' 3" Max ( 5.49m x 3.73m Max )

Window to side, wall and base units - fully integrated with dishwasher, double oven, hob, extractor and fridge freezer. Belfast style sink, breakfast bar, radiator, tiled walls and floor, open to orangery.

### Orangery

12' x 9' 8" ( 3.66m x 2.95m )

Open to kitchen and currently used as a dining room. Window to side, glass apex roof and bi fold doors to the rear garden.

### Bedroom Two

13' 5" x 11' 10" ( 4.09m x 3.61m )

Window to front, carpet, radiator, built in wardrobe.

### Bedroom Three

12' 3" x 10' ( 3.73m x 3.05m )

Window to front, radiator, carpet, currently used as an additional sitting room.

### Shower Room





Window to side, double shower, wc, sink, heated towel rail, tiled walls & floor

### **Landing**

Carpet, doors to bedrooms and shower room

### **Bedroom One**

17' 6" x 12' 4" Max ( 5.33m x 3.76m Max )  
Window to front, carpet, radiator, built in wardrobes.

### **Bedroom Four**

11' x 10' 4" ( 3.35m x 3.15m )  
Window to side, carpet, radiator, built in wardrobe.

### **Upstairs Shower Room**

Window to side, shower, wc with sink, heated towel rail, tiled walls and floor.

### **Garage/Utility Room**

Block-paved driveway to the front offers access to the garage. To the rear of the garage is a utility space with a window to the rear, space and plumbing for a washing machine and tumble dryer.

### **Outside**



The rear of the property boasts a south-facing rear garden has been beautifully landscaped, offering an elevated patio area. a large lawn area bordered with mature trees and vibrant planting, two raised vegetable beds, plus the side patio with two garden sheds and secure gated access to the front.







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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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