



106 Picca Close

Cardiff, CF5 6XR

Offers In Excess Of £270,000

HARRIS & BIRT



A great opportunity to purchase this three bedroom, semi-detached, home with stylish accommodation comprising entrance hall, WC, living room and kitchen to the ground floor. To the first floor there are two double bedrooms, with the master bedroom benefitting from an en suite, as well as a single bedroom and family bathroom. The front of the property offers off road parking for one vehicles. Private, enclosed and easy to maintain rear garden.

Picca Close is in close proximity of Wenvoe and Culverhouse Cross. Located in such a convenient area, this property offers modern and comfortable family living with strong access links and the rural pleasures of The Vale of Glamorgan on your doorstep. Wenvoe Primary School Catchment with Cardiff a short drive away, not to mention the beautiful coast line just round the corner, and the out of town shopping facilities of Culverhouse Cross a short walk away, you will be spoilt for lifestyle choices. Close proximity to Dyffryn Gardens and Dyffryn Springs, ideal for fishing. Additionally, we are right next to all the major stores like TK Maxx, Tesco, M&S, etc. Close to all the shops but also offers countryside walks near Dyffryn. Easy access to the M4 and 15-minute drive to Cardiff.

- Semi-Detached Property
- Master Bedroom with an En Suite
- Low Maintenance Garden to Rear
- Popular Location
- Three Bedrooms
- Off Road Parking for Two Vehicles
- Excellent Access for Commuting
- EPC: B

## Accommodation

### Ground Floor

#### Entrance Porch 3'6 x 4'9 (1.07m x 1.45m)

The property is entered via UPVC front door into porch. Tiled flooring. Skimmed walls and ceiling. Space for cloaks. Door into WC and living room.

#### WC 2'9 x 6'0 (0.84m x 1.83m)

Two piece suite comprising low level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Tiled flooring. Skimmed walls and ceiling. Radiator. UPVC double glazed obscure window to front.

#### Living Room 15'1 x 17'7 (4.60m x 5.36m)

UPVC double glazed window to front. Skimmed walls and ceiling. Laminate wood effect flooring. Radiators. Two pendant ceiling lights. Door through into kitchen. Straight carpet stairs up to first floor landing.

#### Kitchen/Dining Room 15'1 x 9'11 (4.60m x 3.02m)

Fitted kitchen with features to include; a range of wall and base units in a white gloss finish set under and over a granite effect worktop. Tiled splashbacks. 1.5 sink bowl and drainer with curved mixer tap. Four ring gas hob with extractor hood over and stainless steel splashback. Inset Zanussi oven and grill facility. Inset dishwasher behind matching decor panel. Space for American style fridge/freezer. Space for washing machine. Skimmed walls and ceiling. Pendant ceiling lights. Radiator. UPVC window to rear. French doors lead out onto rear terrace. Ideal gas boiler housed to cupboard.

### First Floor

#### Landing 6'5 x 12'0 (1.96m x 3.66m)

Straight carpet stairs form ground floor living room lead up to first floor landing. Skimmed walls and ceiling. Carpet flooring. Radiator. Pendant ceiling light. Doors to all first floor rooms. Access to loft via hatch. Recessed storage cupboard housing water tank.

#### Suite Bedroom One 8'3 x 12'3 (2.51m x 3.73m)

UPVC double glazed window to front. Skimmed walls and ceiling. Carpet flooring. Radiator. Pendant ceiling light.

#### En Suite 8'3 x 3'11 (2.51m x 1.19m)

Three piece suite in white comprising shower cubicle with hand held shower head and tiled splashbacks behind sliding glass shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Ceiling light. Obscure glazed window to side. Chrome heated towel rail.

#### Bedroom Two 8'3 x 10'2 (2.51m x 3.10m)

UPVC double glazed window to rear. Skimmed walls and ceiling. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 6'5 x 8'8 (1.96m x 2.64m)

UPVC double glazed window to front. Skimmed walls and ceiling. Carpet flooring. Radiator. Pendant ceiling light.

#### Family Bathroom 6'5 x 5'9 (1.96m x 1.75m)

Three piece suite in white comprising panelled bath with taps, rainfall shower head and tiled splashbacks behind glass shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Further skimmed walls and

ceiling. Ceiling light. Obscure glazed window to rear. Chrome heated towel rail.

### Outside

Patio leading up to front door with lawn surrounding. Off road parking to front via driveway. The rear garden is enclosed via fencing to all aspects. Side access gate. Decked area. Patio laid terrace great for outside entertaining.

### Services

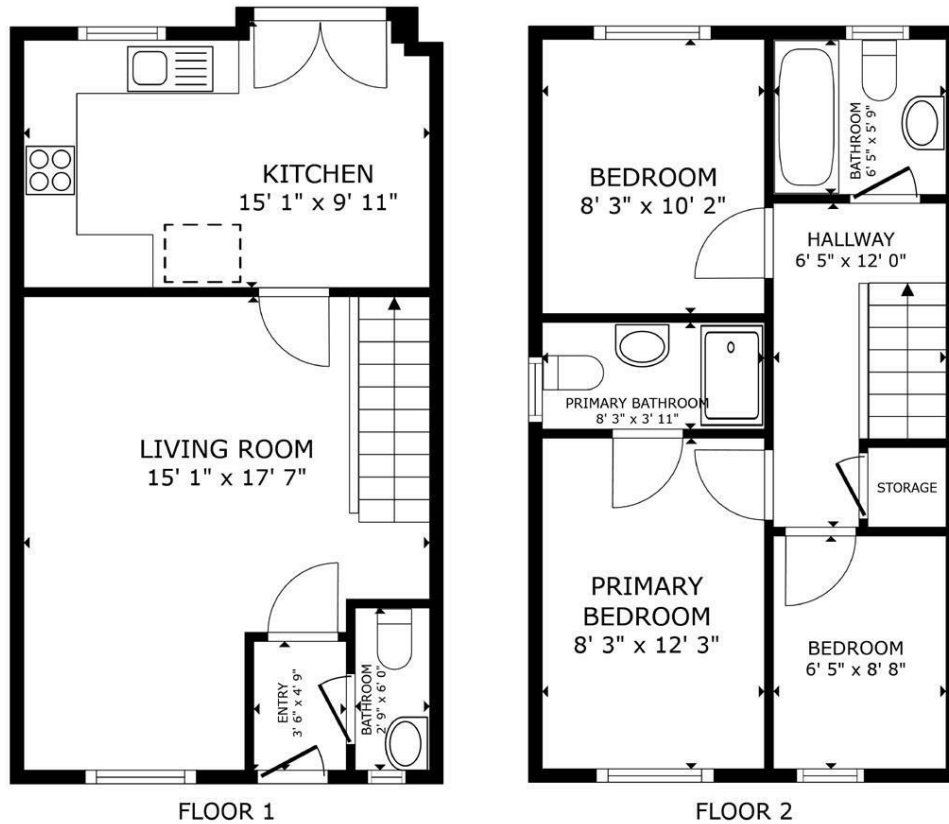
Mains gas, electric, water and drainage.











FLOOR 1

FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 411 sq.ft. FLOOR 2 405 sq.ft.  
 TOTAL : 816 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

