PICCA CLOSE

WENVOE

Rummikub

PICCA CLOSE

WENVOE, CF5 6XP - £475,000

4 bedroom(s) 2 bathroom(s) 1309.22 sq ft

Nestled in a charming cul-de-sac in Wenvoe, Cardiff, this delightful detached house on Picca Close offers a perfect blend of comfort and modern living. Spanning an impressive 1,309 square feet, the property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a well-appointed hallway, leading to a spacious reception room & a modern kitchen diner that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the overall sense of space and light.

The property features two well-equipped bathrooms & a downstairs WC, catering to the needs of a busy household while ensuring privacy and convenience. Each bedroom is generously sized, allowing for personalisation and comfort, whether it be for children, guests, or a home office.

Situated in a peaceful cul-de-sac, this home benefits from a tranquil environment while still being conveniently located near local amenities and transport links. The surrounding area is known for its community spirit and picturesque landscapes, making it a wonderful place to live.

This property presents an excellent opportunity for those looking to settle in a desirable location with ample living space. With its attractive features and prime location, this house is sure to appeal to a wide range of buyers.

PROPERTY SPECIALIST

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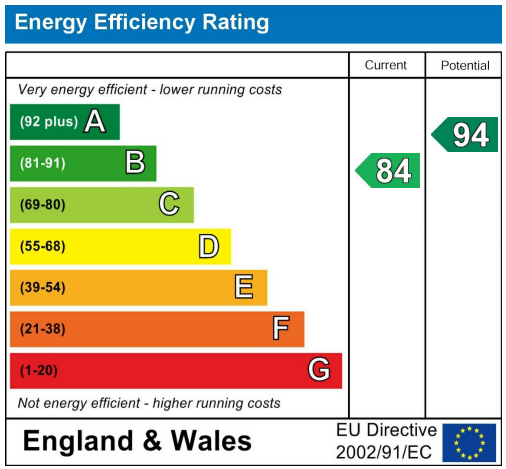
Valuer

ZANUSSI
959
PEPPER
Fresh
LUNCH
COOK


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
94
England & Wales
EU Directive 2002/91/EC

Les Millésimes par
Pol Roger
CHAMPAGNE

CK70 EWZ

PORCH

HALL

WC
2.18m x 1.24m (7'2 x 4'1)

KITCHEN
4.22m x 3.20m (13'10 x 10'6)

UTILITY ROOM
1.73m x 1.98m (5'8 x 6'6)

DINING ROOM
3.05m x 2.51m (10 x 8'3)

LIVING ROOM
6.05m x 3.35m (19'10 x 11)

LANDING

BEDROOM 1
3.84m x 4.34m (12'7 x 14'3)

STORAGE
1.04m x 1.04m (3'5 x 3'5)

ENSUITE
1.40m x 3.78m (4'7 x 12'5)

BEDROOM 2
2.84m x 3.68m (9'4 x 12'1)

BEDROOM 3
3.15m x 3.48m (10'4 x 11'5)

BEDROOM 4
2.18m x 3.38m (7'2 x 11'1)

BATHROOM
1.93m x 2.21m (6'4 x 7'3)

GARDEN
A recently landscaped garden, with Welsh slate tiles & artificial grass.

TENURE
We are advised the property is Freehold. This is to be confirmed by your legal representative.

EPC
B

COUNCIL TAX
Band G

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Comments by Mrs Ruby Ledley

Picca Cl, Wenvoe, CRF

Main Building: Total Interior Area 1309.22 sq ft

Ground Floor

1st Floor

0 3 6 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

JeffreyRoss

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