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CARDIFF

VALE

CAERPHILLY

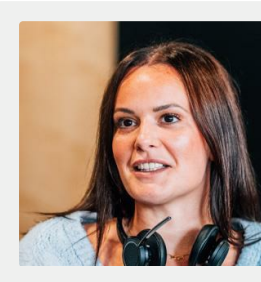
BRISTOL



Picca Close



Comments by Mrs Ruby Ledley



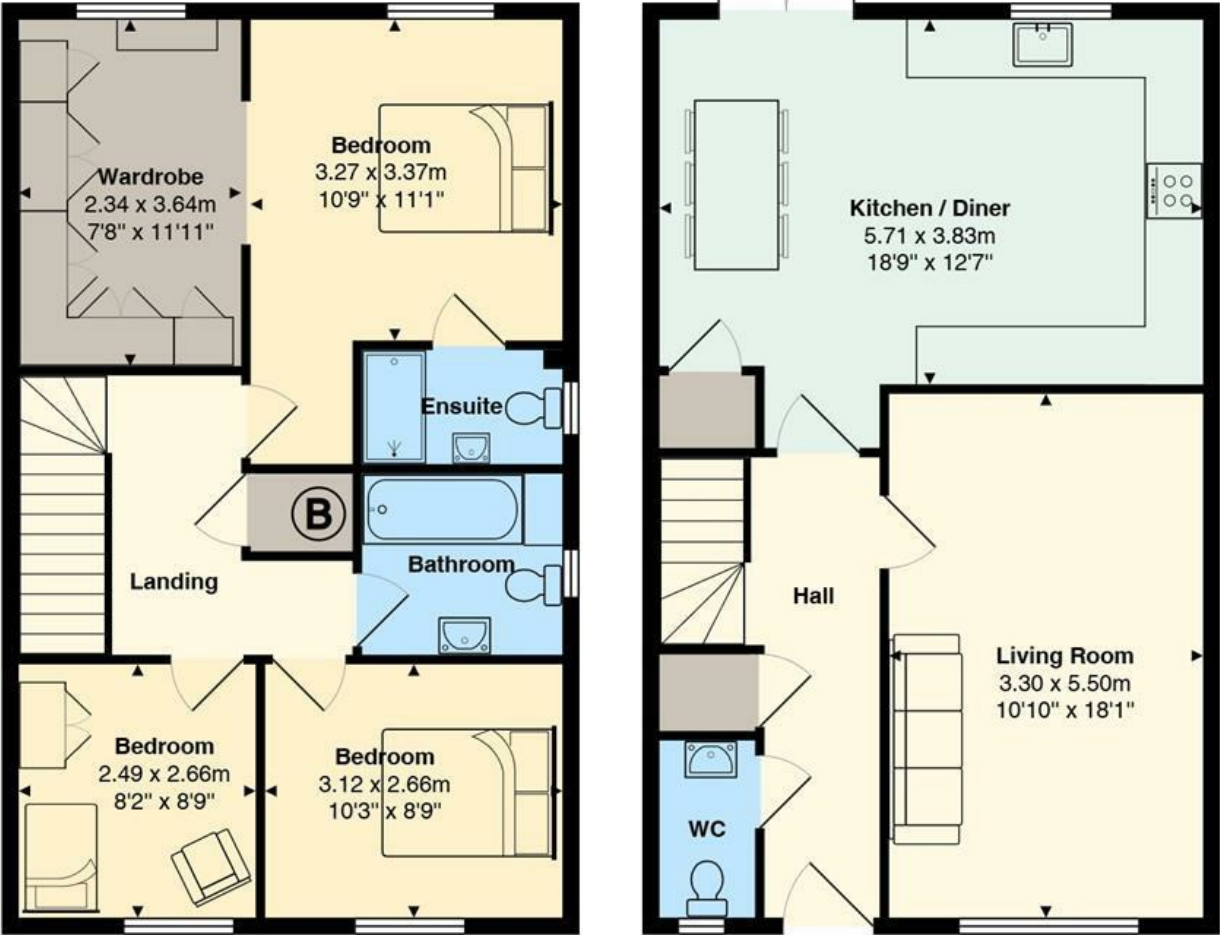
Property Specialist
Mrs Ruby Ledley
Valuer

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Comments by the Homeowner

Picca Close



Total Area: 107.7 m² ... 1159 ft²

All measurements are approximate and for display purposes only



Picca Close

, Cardiff, CF5 6XR

Guide Price

£425,000



3 Bedroom(s)



3 Bathroom(s)



1159.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Tucked away in a peaceful cul-de-sac in the highly desirable village of Wenvoe, this beautifully presented family home on Picca Close offers an exceptional blend of space, style and versatility.

Thoughtfully designed throughout, the property features a generous reception room, creating the perfect setting for both everyday living and entertaining. The accommodation comprises three spacious double bedrooms, complemented by a luxurious dressing room, adding a touch of elegance and practicality to the principal suite.

Originally configured as a four-bedroom home, the property offers excellent flexibility, with the potential to reinstate the fourth bedroom if required, making it ideal for growing families or those needing additional workspace.

Finished to a high standard, the stylish interior provides a warm and welcoming atmosphere, with well-proportioned living spaces designed to suit modern lifestyles.

Externally, the property benefits from off-road parking for up to three vehicles, while its tucked-away position offers both privacy and tranquillity. Wenvoe is a sought-after village renowned for its strong community spirit, excellent local amenities and picturesque surroundings, whilst remaining within easy reach of Cardiff city centre.

Combining generous accommodation, flexible living space and an enviable location, this superb home presents an outstanding opportunity for families and professionals seeking village living with excellent city connections.



Entrance Hallway	Garage
Living Room 10'10 x 18'1 (3.30m x 5.51m)	EPC
Kitchen / Diner 18'9 x 12'7 (5.72m x 3.84m)	Rating
WC	Council Tax
Landing	BAND
Bedroom 1 10'9 x 11'11 (3.28m x 3.63m)	Tenure
Dressing Room 7'8 x 11'11 (2.34m x 3.63m)	School Catchment
En-Suite	
Bedroom 2 10'3 x 8'8 (3.12m x 2.64m)	
Bedroom 3 8'2 x 8'9 (2.49m x 2.67m)	
Bathroom	
Garden	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

