



## 10 Wrinstone Drive, Cardiff CF5 6FG £219,950 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING B

A modern mid linked modern dwelling built approx. four years ago with NHBC still remaining. Situated in a cul de sac position providing two designated parking spaces in front of the property. Placed in the outskirts of the Village of Wenvoe. Close to Cardiff / M4. Briefly comprising, entrance hallway, w.c. cloakroom, fitted kitchen, living room overlooking rear garden with French doors opening to garden. To the first floor, two double bedrooms and a family bathroom. Gas central heating via a combination boiler and UPVC double glazing throughout. To the front, steps ascending to front. The rear is enclosed with patio area, astro turf lawn and gated access to rear pathway. Viewing recommended.



## Front

Designated parking for two, steps rising to a composite double glazed obscured glass front door leading to hallway.

## Entrance Hallway

Smoothly plastered ceiling, smoothly plastered walls, laminate flooring under stairs storage cupboard housing the washing machine. Stairs rising, storage cupboard and a radiator.

## Cloakroom

5'3 x 3'8 (1.60m x 1.12m)

Smoothly plastered ceiling, smoothly plastered walls, laminate flooring. Close coupled cistern toilet, cloakroom wash hand basin and a radiator.

## Kitchen

9'8 x 6'2 (2.95m x 1.88m)

Smoothly plastered ceiling, smoothly plastered walls, laminate flooring UPVC double glazed window overlooking the front. Base units, work surfaces over, an integrated electric oven, integrated grill and microwave oven, four burner gas hob and an extractor over. Integrated dishwasher. Integrated fridge/ freezer and a stainless steel sink.

## Lounge

13'9 x 12'7 (4.19m x 3.84m)

Smoothly plastered ceiling, papered feature wall, laminate flooring UPVC double glazed French doors and side panels opening onto the garden and a radiator.

## Landing

Smoothly plastered ceiling, attic hatch, smoothly plastered walls, fitted carpet and a cupboard concealing a wall mounted gas combination boiler.

## Bedroom 1

12'8 x 10' (3.86m x 3.05m)

Smoothly plastered ceiling, papered feature wall, fitted carpet two UPVC double glazed window overlooking the front, fitted cupboard and a radiator.

## Bedroom 2

13' x 9' (3.96m x 2.74m)

Smoothly plastered ceiling, smoothly plastered walls, fitted carpet UPVC double glazed window overlooking the rear, space for wardrobes and a radiator.

## Bathroom

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

Smoothly plastered ceiling, a ceiling extractor fan, smoothly plastered walls, vinyl flooring. Close coupled cistern toilet, wash hand basin, bath with a mains pressure shower over and a chrome towel rail radiator.

## Rear

Patio area, Astroturf lawn, steps rising to a gated access to the rear.

## COUNCIL TAX

Council tax band

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

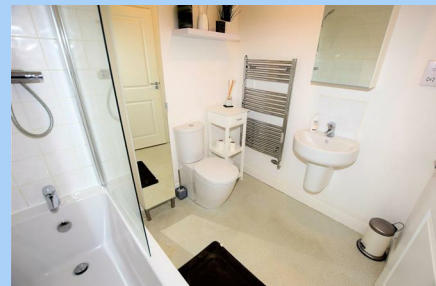
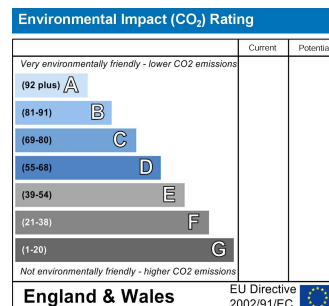
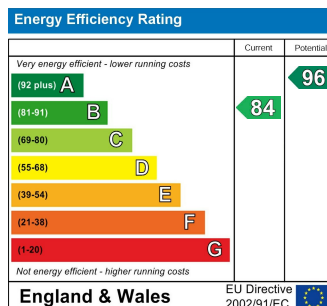
Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PROCEEDS OF CRIME ACT 2002

Nina Estate Agents are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is FREEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.



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