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1 Greave Close, Wenvoe CF5 6BU £440,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Nestled in the charming village of Wenvoe, Greave Close presents a stunning link detached family home that is sure to impress. This delightful property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking comfort and space.

The bespoke family bathroom is thoughtfully designed, offering a touch of luxury for everyday living.

The heart of the home is undoubtedly the fitted shaker style kitchen, which provides ample space for dining and entertaining. This inviting area flows seamlessly into a further sitting room or playroom, perfect for relaxation or family activities. The layout of the home is both practical and welcoming, ensuring that every member of the family can find their own space.

One of the standout features of this property is the breathtaking farmland views that can be enjoyed from the front aspect, creating a serene backdrop to daily life. The landscaped front and rear gardens enhance the appeal of the home, providing a lovely outdoor space for children to play or for hosting summer gatherings.

This link detached house on Greave Close is not just a property; it is a place where cherished memories can be made. With its combination of modern living and picturesque surroundings, this home is a rare find in the heart of Wenvoe. Whether you are looking to settle down or invest in a family-friendly environment, this property is well worth a visit.



FRONT

A sizeable frontage with granite paved patio area; decorative stone chippings; flower borders with mature shrubbery; tarmac driveway for multiple vehicles; farmland views; outside lighting; composite front door; large lawn area with mature shrubbery. Electric sockets and access to the rear via composite steel gate.

ENTRANCE PORCH

Smoothly plastered ceiling with chrome spotlights, smooth plaster walls; composite obscure-glass front door with side panel; internal glazed wooden door to hallway.

ENTRANCE HALLWAY

15'3 x 6'7 (4.65m x 2.01m)

Smooth plastered ceiling and walls; herringbone Karndean flooring; fitted carpet to stairs; wooden staircase with brushed steel spindles; under-stairs storage cupboards with pull-out drawers; wooden door to WC cloakroom; doors (wooden and glazed panel) to living room and kitchen/dining.

W.C/Cloakroom

Close coupled toilet, wash hand basin. Continuation of flooring. Feature wall papered wall.

LIVING ROOM

15'9 x 14'5 (4.80m x 4.39m)

Plastered ceiling and walls; fitted carpet; large uPVC double-glazed picture window to front elevation with farmland views; inset log-burning stove with stone inserts, timber mantel and slate hearth; wall-mounted radiator.

KITCHEN/DINING ROOM

21'4 x 11'2 (6.50m x 3.40m)

Plastered ceiling with chrome inset spotlights and pendant lighting; plastered walls; continuation of herringbone Karndean flooring; uPVC double-glazed French doors to rear garden; uPVC window to rear aspect; vertical modern wall-mounted radiator; space for large dining suite.

Kitchen spec: shaker-style wall and base units; quartz worktops with complementary upstands; integrated Hotpoint oven and grill; integrated wine cooler; five-ring inset gas hob with extractor and glass splashback; 1.5 ceramic sink with traditional mixer tap and drainer; integrated dishwasher; space for American-style fridge-freezer; wooden door to laundry/utility room.

LAUNDRY ROOM

9'4 x 7'9 (2.84m x 2.36m)

Plastered ceiling with chrome inset spotlights; plastered walls; Karndean wood-effect flooring; uPVC double-glazed door to rear garden. Eye-level wall units, base units, larder cupboard; plumbing for washing machine; space for tumble dryer; wall-mounted combination boiler enclosed in cupboard; shaker-style units; wooden door to sitting room/playroom.

PLAY ROOM/SITTING ROOM

17'4 x 7'6 (5.28m x 2.29m)

Plastered ceiling with inset spotlights and glass lantern; uPVC double-glazed window to front aspect with farmland views; wall-mounted radiator; continuation of wood-effect flooring.

FIRST FLOOR

LANDING

Smoothly plastered ceiling with pendant lighting; loft access; airing cupboard with wooden doors; uPVC double-glazed window to side aspect; fitted carpet; wooden doors to bedrooms and family bathroom.

BEDROOM ONE

15'1 x 10'8 (4.60m x 3.25m)

Smooth plastered ceiling and walls with feature wallpaper; fitted carpet; fitted wardrobes; uPVC double-glazed picture window to front aspect with farmland views; wall-mounted radiator.

BEDROOM TWO

15'4 x 9'5 (4.67m x 2.87m)

Smooth plastered ceiling and walls; fitted carpet; decorative wood panelling and feature wallpaper; wall-mounted radiator; uPVC double-glazed window overlooking rear garden.

BEDROOM THREE

9'7 x 8'0 (2.92m x 2.44m)

Smooth plastered ceiling and walls; fitted wardrobe; fitted carpet; wall-mounted radiator; uPVC double-glazed window to front aspect with farmland views.

FAMILY BATHROOM

9'5 x 8'6 (2.87m x 2.59m)

Smooth plastered ceiling with inset spotlights, extractor fan and Bluetooth operated speaker; large-format porcelain tiled walls and floor; bath with mixer tap and shower attachment; close-coupled toilet; vanity unit with ceramic sink and mixer tap; vertical towel rail heater; walk-in double shower cubicle with ceiling-mounted shower and handheld attachment.

REAR GARDEN

Granite patio area; stone curved retaining walls with steps to low-maintenance artificial lawn; porcelain-tiled patio area; flower borders with sleepers; featheredge fencing with mature shrubbery; garden shed; outside lighting and tap. Continuation of granite pathways and stone retaining walls; featheredge fencing; composite steel door leading to the front aspect.

COUNCIL TAX

Council tax band F.

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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.

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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.

