



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



1 Greave Close, Wenvoe CF5 6BU £450,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

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 lawned 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.

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.

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.

PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd 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.

