

17 Clos Llanfair



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

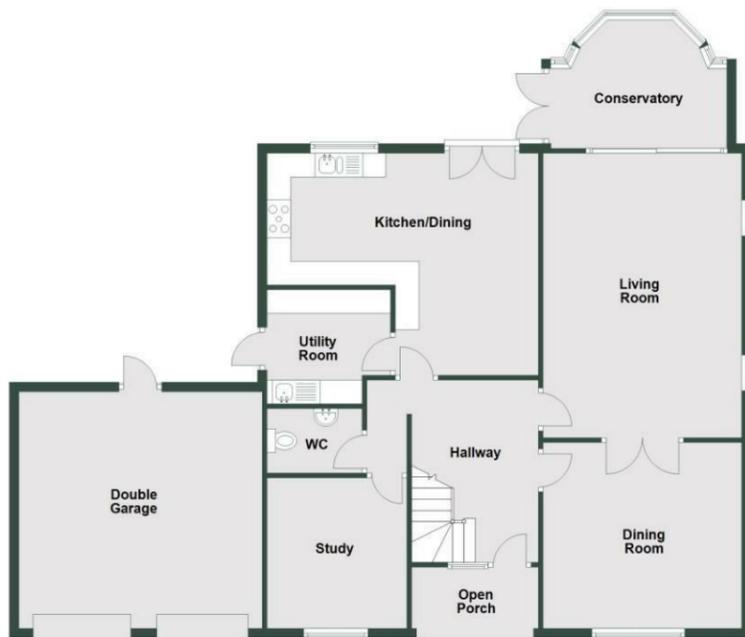
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SHEPHERD SHARPE



Ground Floor



First Floor



Total area: approx. 2149.3 sq. feet
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Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(32 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	
68	78
EU Directive 2002/91/EC	
England & Wales	

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Wenvoe CF5 6DJ

£630,000

An attractive five bedroom detached house set on a large plot, in a small quiet development in the village of Wenvoe. The property is in need of some upgrading but offers huge scope to create a fantastic family home. Comprises hallway, cloakroom/wc, study, living room, dining room, conservatory, kitchen/breakfasting, utility room to ground floor, five bedrooms, two en-suites and family bathroom to first floor. Outside there is a large front garden, driveway and parking for several cars, access to double garage, mature landscaped rear garden. Gas central heating, uPVC double glazing, carpets and hardwood flooring. Freehold.

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Open porch

Providing weather protection. Front door and side window to hallway.

Hallway

Beautiful hardwood flooring, radiator, coved ceiling, stairs to first floor.

Cloakroom/W.C.

Comprising low level wc, pedestal wash basin. Hardwood flooring, chrome radiator, extractor.

Study

9'9" x 10'4" (2.99m x 3.17m)

Leaded uPVC double glazed window to front. Hardwood flooring, radiator, coved ceiling.



Dining Room

13'9" x 12'11" (4.21m x 3.94m)

Leaded uPVC double glazed window to front. Hardwood flooring, radiator, coved ceiling. Double doors leading through to living room.

Living Room

19'10" x 13'9" (6.06m x 4.20m)

A large reception room. Two arched leaded uPVC double glazed windows to side, double glazed patio doors leading out to conservatory. Hardwood flooring, two radiators, coved ceiling, marble effect fireplace and hearth with electric fire (possibility to have a log burner).

Conservatory

12'5" x 10'8" (3.80m x 3.26m)

Mahogany effect uPVC double glazed French doors leading out to rear garden. Tiled floor, power and lighting, electric ceiling fan.



Kitchen/Breakfasting

18'11" x 15'3" (5.79m x 4.67m)

An open plan kitchen/breakfasting with uPVC double glazed window and French doors leading out to garden. High quality cream shaker style kitchen with dark granite work tops. Integrated appliances include fridge, freezer, dishwasher, five burner gas range cooker with electric oven, extractor hood. Tiled floor, cream tiling to splashback, plenty of space for dining table and chairs.

Utility Room

8'6" x 7'8" (2.60m x 2.36m)

uPVC double glazed door leading out to rear garden. Base unit with sink and drainer, worktops, eye level cupboards, space and plumbing for washing machine, space for tumble dryer/freezer, tiled floor and splashback, radiator, cupboard housing boiler.

First Floor Landing

Carpet, loft access, airing cupboard with water tank and shelving. Leaded double glazed window to front.

Bedroom 1

12'2" x 12'5" (3.71m x 3.81m)

uPVC double glazed window to rear. Carpet, radiator, built-in wardrobes. Door to en-suite.



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En-Suite Bathroom

Fully tiled comprising panelled bath, twin wash hand basins with storage beneath, shower enclosure, wc, chrome radiator, shaver point. Opaque uPVC double glazed window.

Bedroom 2

13'10" x 10'3" (4.23m x 3.13m)

Leaded uPVC double glazed window to front. Carpet, radiator, built-in wardrobes and dressing table. Door to en-suite.

En-Suite Shower Room

Comprising shower enclosure, wash basin and wc. Display shelf over, chrome radiator, part tiled walls and floor, shaver point, towel rail, extractor fan.

Bedroom 3

9'11" x 9'4" (3.03m x 2.85m)

uPVC double glazed window to front. Carpet, radiator.



Bedroom 4

10'8" x 7'8" (3.26m x 2.35m)

uPVC double glazed window to rear. Carpet, radiator, built-in wardrobes to one wall.

Bedroom 5

8'11" x 11'3" (2.72m x 3.43m)

uPVC double glazed window to rear. Carpet, radiator.



Bathroom

7'7" x 6'3" (2.33m x 1.91m)

Comprising panelled bath with shower over, folding shower screen, wash basin and wc with concealed plumbing and built-in storage. Part tiled walls, chrome radiator, shaver point. uPVC double glazed window.

Front Garden

A large lawned front garden with attractive planting and rockery. Blocked paviour driveway and parking area provides plenty of off road parking. Gated side access to the rear garden.

Double Garage

Electric up and over door, access via uPVC double glazed door to rear garden, power and light.

Rear Garden

A large private rear garden which is mainly lawned. There is also a deep block paviour terrace across the back of the house which provides an ideal entertaining area with brick BBQ. Outside water tap.

Council Tax

Band G £3,435.82 p.a. (25/26)

Post Code

CF5 6DJ

