



£345,000

Vennwood Close, Wenvoe

Terraced House | 3 Bedrooms | 2 Bathrooms

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- No onward chain
- Sought after location
- Close links to M4 and Cardiff
- Great transport links to local schools
- Garage
- Double driveway
- Close to local amenities

Property Description

"It's a beautiful family house in a close knit community. With a village feel on the outskirts of the city. The school and park are 5 minutes walk away with the local pub doing fresh fish and chips and pizza takeaways on the weekend. There's lots of events in the village too." Botham Williams are delighted to showcase this rare-to-market beautiful property in an extremely desirable location. This property is the perfect family home set in the heart of Wenvoe, which benefits from the village feel yet is only 15 minutes from the centre of Cardiff as well as the beautiful beaches of Penarth and Barry. Sold with no onward chain.

Main Particulars

"It's a beautiful family house in a close knit community. With a village feel on the outskirts of the city. The school and park are 5 minutes walk away with the local pub doing fresh fish and chips and pizza takeaways on the weekend. There's lots of events in the village too."

Botham Williams are delighted to showcase this rare-to-market beautiful property in an extremely desirable location. This property is the perfect family home set in the heart of Wenvoe, which benefits from the village feel yet is only 15 minutes from the centre of Cardiff as well as the beautiful beaches of Penarth and Barry. Sold with no onward chain.

This modernised 3 bedroom end of terraced property comprises of entranceway leading into the lounge, dining room/play room, WC and under stairs storage and then into kitchen/breakfast room which leads into a fantastic sized rear garden. Upstairs leads to landing, bedrooms one, two and three as well as the family bathroom.

ENTRANCE HALL

UPVC door provides access into the property, with a staircase leading to the first floor and door providing access to the living space.

LOUNGE 4.12m x 3.99m

A good sized family living space. UPVC bay window to front elevation with shutter blinds. Media wall with space for wall mounted television and electric wall mounted fireplace. Original solid wood flooring, electric sockets with USB ports. Light fitting to the ceiling.

DINING ROOM/PLAY ROOM 4.13m x 3.16m

A second reception room currently used as a play room but can be used for separate dining space or home office. UPVC window to side elevation with shutter blinds. Wall mounted radiator, carpeted flooring. Wall mounted cupboards. Light fitting to ceiling. Electrical sockets. Leads into WC and under stairs storage to the right and flows straight ahead through to kitchen/breakfast bar.

WC 1.60m x 0.90m

A two piece suite comprising; WC and a pedestal sink. Tiled walls and floor and wall mounted mirrored vanity unit. Leads into under stairs storage with space for coats and shoes.

KITCHEN/BREAKFAST ROOM 5.13m x 2.41m

An extension to the main dwelling where you will find the recently updated kitchen/breakfast room, which includes modern white gloss handleless matching wall and base units with complimentary laminate worktops. The kitchen benefits from PIR sensor which turns on the kick board and under cupboard lights. Tiled back splash and walls. Integrated fan assisted oven & grill, 4 gas ring hob with extractor fan overhead and stainless steel inset sink. Space for free standing white goods, plumbing for washing machine and dishwasher. uPVC window to side elevation and UPVC double doors leading to the rear garden. Space for dining furniture. Ceramic wood effect tiled flooring. Electrical sockets. Anthracite wall mounted vertical radiator.

LANDING

Carpeted stairs with wall mounted hand rail leading to first floor landing. Doors leading to all bedrooms and family bathroom, with airing cupboard and hatch to boarded loft space, which houses the recently installed 40kw boiler and allows for added storage solutions.

BEDROOM ONE 4.46m x 2.80m

A spacious master bedroom to the front of the house with UPVC windows to front elevation with shutter blinds and wall mounted radiator underneath. Fitted mirrored wardrobes. Carpeted flooring and light fitting to ceiling. Feature wall to side elevation. Electrical sockets.

BEDROOM TWO 3.11m x 2.69m

A second double bedroom to rear of the property. Carpeted flooring and UPVC double glazed window to rear elevation. Electrical sockets and light fitting to ceiling.

BEDROOM THREE 2.37m x 2.20m

A third single bedroom to front of the house with UPVC double glazed window to front elevation. Carpeted flooring.

BATHROOM 2.17m x 1.69m

A modern white bathroom suite including unit incorporating WC and sink, and L shaped bath with shower overhead and glass shower screen. Tiled walls and flooring. UPVC window to rear elevation.

OUTSIDE

Vennwood Close benefits from off-road parking as well as an off site garage.

Access to the front of the house is via the main front door and there is side access to the left of the property via a path which leads to a gated entrance into the enclosed rear garden. The rear garden is accessed internally through the kitchen/breakfast room which initially leads to a patioed outdoor entertaining area then on to a low maintenance space which benefits from ample versatility. The enclosed garden is fenced on all three sides. The flat roof to the external extension was replaced 2 years ago.



Telephone: 01446 488288



www.bothamwilliams.co.uk