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**MR HOMES**  
SALES & LETTINGS



Picca Close,  
Wenvoe, Cardiff  
CF5 6XP

Guide Price £425,000 to £450,000  
Freehold



# Picca Close, Wenvoe, Cardiff. CF5 6XP.

- NO CHAIN!!! MOVE STRAIGHT IN
- IMMACULATE 4-BED FAMILY HOME
- DOUBLE BAY FRONTED
- LANDSCAPED REAR GARDEN
- LIVING ROOM OPENS TO DINING/PLAY ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY/LAUNDRY ROOM & CLOAKROOM
- MASTER BEDROOM with EN-SUITE
- PRIVATE DRIVEWAY & INTEGRAL GARAGE
- FREEHOLD



\*\*\* Guide Price: £425,000 to £450,000 \*\*\*

NO CHAIN - A MODERN & IMMACULATE 4 DOUBLE BEDROOM DETACHED FAMILY HOME WITH A HIGH-END FINISH THROUGHOUT - EXTREMELY SOUGHT AFTER LOCATION - INVITING ENTRANCE HALLWAY - SPACIOUS LOUNGE - OPENS TO THE DINING/PLAYROOM - KITCHEN/BREAKFAST ROOM with QUALITY INTEGRATED APPLIANCES - UTILITY ROOM - CLOAKROOM/W.C - 4x DOUBLE BEDROOMS - MASTER BEDROOM with EN-SUITE - 3-PIECE WHITE MATCHING FAMILY BATHROOM SUITE - PRIVATE DRIVEWAY - INTEGRAL GARAGE  
PRIVATE & ENCLOSED LANDSCAPED REAR GARDEN with SIDE ACCESS - FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** with NO ONGOING CHAIN this Immaculate & Much Improved 4-Bedroom Detached Family Home, comprising in brief; Entrance Hallway, Living Room with Bay Window, Dining/Play Room, Kitchen/Breakfast Room, Kitchen/Breakfast Room, Utility/Laundry Room, Cloakroom/Downstairs W.c, Staircase to First Floor Landing, Master Bedroom with Bay Window, En-Suite, Bedrooms 2, Bedroom 3, Bedroom 4 & the Family Bathroom Suite. Low-Maintenance Front Garden, Lockable Side Gate Accessing the Landscaped Rear Garden. Private Driveway to Front leads to the Integral Garage. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic Combi-Boiler.

360 VR Tour Link

<https://tour.giraffe360.com/piccaclose23alp>

EPC Rating = B. Council Tax Band = G.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



## Outside Front

Low-Maintenance Front Garden with Stone Chippings and a Patio Pathway. Lockable Side Gate Access into Rear Garden.

## Entrance Hallway - 14' 2" x 5' 10" (4.31m x 1.78m)

Entered via uPVC D/g Front Door with uPVC D/g Obscured Glass Panels either side LVT Flooring Pendant Ceiling Light. Radiator Temperature Thermostat Stairs Leading up to First Floor Landing Door to Understairs Storage cupboard Doors Leading to Living Room, Kitchen/Breakfast Room & Garage

## Living Room - 14' 0" x 11' 5" (4.26m x 3.48m)

Fitted Carpet uPVC D/g Bay Window to Front Radiator Plastered Walls and Ceiling Pendant Ceiling Light Open-Plan to Dining/Playroom

## Dining/Playroom - 10' 8" x 9' 11" (3.25m x 3.02m)

Fitted Carpet uPVC D/g Patio Doors to Rear Plastered Walls and Ceiling Radiator Pendant Ceiling Light Door to Kitchen/Breakfast Room

## Kitchen/Breakfast Room - 11' 11" x 10' 6" (3.63m x 3.20m)

LVT Flooring Large uPVC D/g Windows With Fitted Blinds to Rear Matching Wall & Base Units With Work Surfaces Over Tiled Splashbacks 4 Ring Gas Hob With Extractor Hood Over Integrated Electric Oven Integrated Fridge/Freezer And Dishwasher Behind Matching Decor Panels Stainless Steel 1.5 Sink Bowl And Drainer with Chrome Taps Room for Dining Table And Chairs Pendant Lighting Open-plan into Laundry/Utility Room

## Laundry/Utility Room - 7' 2" x 6' 2" (2.18m x 1.88m)

LVT Flooring uPVC D/g Window With Fitted Blind to Side Base Units With Integrated Sink And Drainer With Chrome Mixer Tap Work Surface Over Plumbed for Washing Machine Radiator Pendant Lighting Door to Downstairs W.c uPVC Part Glazed Door into Rear Garden

## Cloakroom/Downstairs W.c - 6' 1" x 3' 1" (1.85m x 0.94m)

LVT Floor Close Coupled W.c Pedestal Wash Hand Basin with Chrome Mixer Tap Tiled Splashback Single Panel Radiator Plastered Walls And Ceiling uPVC Obscured D/g Window to Rear Ceiling Pendant Light.

## First Floor Landing - 13' 5" x 5' 4" (4.09m x 1.62m)

Fitted Carpet Plastered Walls and Ceiling Single Panel Radiator Hatch to Insulated Loft Door to Airing Cupboard Doors leading to Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 and Bathroom

## Master Bedroom - 15' 5" x 11' 0" (4.70m x 3.35m)

Fitted Carpet uPVC D/G Bay Window to Front Plastered Walls and Ceiling. Pendant Ceiling Light. Door to En-Suite

## En-Suite - 5' 10" x 9' 7" (1.78m x 2.92m)

Vinyl Flooring Partly Tiled Walls Behind the W.c and Wash Basin Three Piece Suite In White, Comprising Of A Corner Quadrant Shower Cubicle, Tiled Internally With Integrated Shower And Shower Head Attachment. Close-Coupled W.c, Fitted Wash Hand Basin With Mixer Tap Ceiling Pendant Lighting uPVC D/g Opaque Window with Fitted Blind to Front Single Panel Radiator Extractor Fan

## Bedroom 2 - 12' 11" x 10' 8" (3.93m x 3.25m)

Fitted Carpet Fitted Wardrobes With Mirrored Door Single Panel Radiator uPVC D/G Window to Front Plastered Walls and Ceiling Pendant Ceiling Lighting

## Bedroom 3 - 11' 2" x 9' 8" (3.40m x 2.94m)

Fitted Carpet Fitted Wardrobes With Mirrored Doors Single Panel Radiator uPVC D/G Window to Rear Plastered Walls and Ceiling Pendant Ceiling Lighting

## Bedroom 4 - 10' 2" x 9' 10" (3.10m x 2.99m)

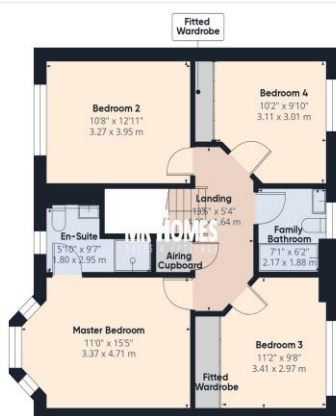
Fitted Carpet Fitted Wardrobes With Mirrored Door Single Panel Radiator uPVC D/G Window to Rear Plastered Walls and Ceiling



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

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Approximate total area<sup>1)</sup>

1481.36 ft<sup>2</sup>  
137.62 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## CARDIFF & THE VALE

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