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**MR HOMES**  
SALES & LETTINGS



Grange Avenue  
Wenvoe, Cardiff  
CF5 6AR

£725,000  
Freehold



# Grange Avenue, Wenvoe, Cardiff, CF5 6AR

- DETACHED DORMER BUNGALOW
- LARGE PRIVATE DRIVEWAY
- SOUTH-WESTERLY FACING REAR GARDEN
- LUXURY KITCHEN
- MULTIPLE RECEPTION ROOMS
- DOWNSTAIRS BATHROOM & SEPARATE WC
- 3-DOUBLE BEDROOMS
- ENSUITE TO PRIMARY BEDROOM
- LARGE GARAGE
- FREEHOLD



**MR Homes** are delighted to represent our clients in bringing to the market this fabulous, individual home situated in the highly sought-after location of Wenvoe. The property sits on a substantial plot offering parking for multiple vehicles, as well as having a large integral garage. The accommodation has been improved significantly by the current owners, including the installation of a Sigma 3 kitchen with high-end appliances and underfloor heating - no expense was spared, which is a theme that runs throughout the property. Given the property's layout and amenities, it offers its future owners a wealth of possibilities for flexible living. The property is ideally situated to take full advantage of the local amenities of Wenvoe village, including the local library, village hall, popular public houses, such as The Wenvoe Arms. Also, just a short drive away is the retail centre of Culverhouse Cross and the major transport links of the A48, A4232 and M4, providing access further into The Vale, Cardiff city centre, Penarth and beyond.



**Tenure: Freehold**

**EPC: D**

**Council Tax Band: G**

**Mains Electricity and Gas. Water and Sewerage connected to Mains Drains.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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### Entrance Hallway

15' 3" MAX x 6' 2" (4.64m x 1.88m)

Accessed via composite front door with leaded and obscured DG panels with leaded and obscured DG panel to side; Porcelain floor tiles; modern radiator; understairs cupboard with radiator; Texecom burglar alarm control panel; ESi central heating control panel; access to Downstairs WC; Kitchen; Living Room and Dining Room

### Downstairs WC

3' 9" x 5' 5" (1.14m x 1.65m)

Continuation of porcelain flooring; concealed plumbing for WC; sink with stainless steel mixer tap; chrome style ladder type radiator; MANROSE extractor fan

### Living Room

12' 0" x 18' 8" (3.65m x 5.69m)

Dual aspect room; carpeted; two radiators; Bath stone fireplace surround and hearth with gas fireplace; two uPVC DG windows, one to front, one to rear; coving

### Kitchen

17' 1" x 12' 3" (5.20m x 3.73m)

Fully tiled flooring with underfloor heating; Sigma 3 kitchen with matching wall and base units with quartz worktops over and toughened glass splash backs; toughened glass sink surround with stainless steel sink, half bowl and draining board, stainless steel mixer tap; integrated NEFF 5-ring induction hob with NEFF extractor hood over; integrated NEFF microwave; integrated NEFF double electric fan-assisted ovens; integrated BOSCH fridge; space and plumbing for dishwasher; modern horizontal vane radiator; uPVC DG window to rear and UPVC French Doors (18 months old) with integrated blinds providing access to rear garden; access to Utility Room

### Utility Room

8' 8" x 6' 2" (2.64m x 1.88m)

Continuation of tiled flooring from Kitchen; matching wall and base units with timber worktops over and matching splash backs; stainless steel sink with mixer tap; gas central heating combi boiler: BAXI 800 (installed March 2023, serviced March 2024); space and plumbing for washing machine; uPVC door with DG panel providing access to rear garden; control panel for underfloor heating to Kitchen; stopcock for mains water

### Dining Room

18' 9" x 11' 0" (5.71m x 3.35m)

Laminate wood flooring; double radiator; uPVC DG window; coving to ceiling

### Snug/Office

12' 8" x 10' 6" (3.86m x 3.20m)

Laminate wood flooring; modern radiator; uPVC DG window to front; RCD Electrical Consumer Unit; access to Bathroom

### Downstairs Bathroom

5' 6" x 6' 8" (1.68m x 2.03m)

Fully tiled flooring and walls; vanity unit incorporating sink with stainless steel mixer tap and WC; Jacuzzi bath with stainless steel mixer tap and shower connection; glass shower panel; Priceline Extractor Fan; access to Storage Cupboard

### Storage Cupboard

5' 6" x 3' 4" (1.68m x 1.02m)

Laminate wood flooring; modern radiator





### First Floor Landing

3' 2" MIN x 14' 2" MAX (0.96m x 4.31m)

Carpeted Staircase rises from first floor; carpeted; in-built storage cupboards; Velux window to rear; control panel for underfloor heating to Family Bathroom

### Bedroom 1

14' 0" MAX x 20' 1" MAX (4.26m x 6.12m)

Carpeted; Sharp in-built wardrobes; two radiators; Velux window to rear; 2 x uPVC DG windows; television point; telephone socket; access to Ensuite

### Ensuite

Tiled flooring; walls party tiled with wet wall to shower cubicle; mains powered shower; vanity unit including sink with mixer tap and WC; illuminated mirror; modern ladder style radiator; extractor fan; Velux window

### Family Bathroom

8' 5" x 7' 0" (2.56m x 2.13m)

Fully tiled flooring; fully tiled walls; corner bath with mixer tap and shower attachment; WC; sink with mixer tap; illuminated mirror with integrated shaver socket; ladder type radiator; extractor fan; Velux window

### Bedroom 2

9' 7" PLUS WARDROBES x 14' 1" MAX (2.92m x 4.29m)

Carpeted; double radiator; in-built wardrobes; eaves storage with alarm control panel; Velux window to front; uPVC DG window to rear

### Bedroom 3

12' 5" x 9' 2" (3.78m x 2.79m)

Carpeted; single radiator; in-built wardrobes and dressing table; uPVC DG window to rear

### Garage

18' 8" x 13' 4" (5.69m x 4.06m)

Accessed via electrically operated sectional overhead door; concrete floor; power and light

### Rear Garden

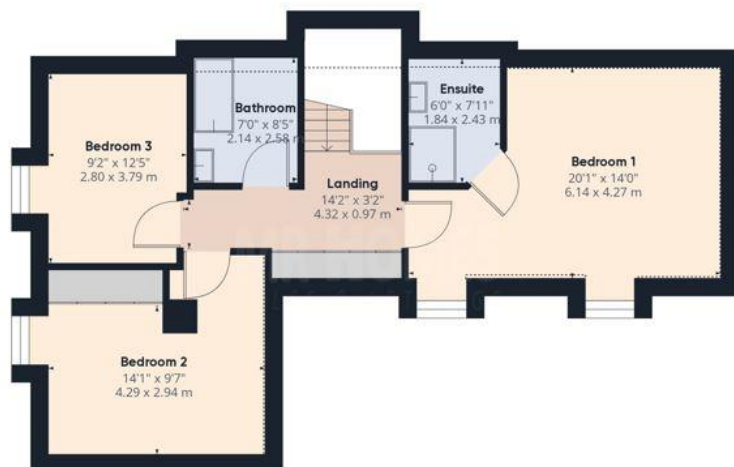
Accessed from front via timber gate to side; patio area, laid with paving slabs and a decking area; decorative dry-stone walls; steps lead up to a second tier of the garden laid with flag stones, a gravel area creates a border to a patch of artificial lawn; green house and raised vegetable patches to side; the extreme rear of the garden is edged with dry-stone walls with mixture of gravel, mature shrubs/bushes and trees (NB Tree Preservation Orders on two Limes)



**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

Approximate total area: 2,015.76 ft<sup>2</sup> / 187.27 m<sup>2</sup>  
 Reduced headroom: 46.93 ft<sup>2</sup> / 4.36 m<sup>2</sup>  
 Reduced headroom: - - - - - Below 5 ft / 1.5 m

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.

## CARDIFF & THE VALE

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