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SALES & LETTINGS



Walston Road Wenvoe  
Cardiff CF5 6AU

Asking Price £375,000  
Freehold

# Walston Road Wenvoe, Cardiff, CF5 6AU

## Overview

- Semi-Detached Family Residence
- Popular Commuter Village Location
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms
- Two Bathrooms
- Off Street Parking
- Mature Rear Garden
- No Onward Chain
- Freehold



New to the market, and available for the first time since 1977, as it has been in the same family since then, is this charming semi-detached family house on Walston Road. A quiet location in Wenvoe, a popular commuter village in Cardiff.

The house has seen generations of the family grow together and move on, and now the time has come for a new family to enjoy the house in the same way the current owners have over the last four decades.

The accommodation of this much loved home consists of a bright entrance hallway, dining room opening into the kitchen, spacious sitting room, downstairs wet room, large master bedroom with potential to add an ensuite, two further bedrooms and a further family bathroom. Approaching the property is a private drive for 2/3 cars, access to an enclosed side return, and to the rear is a wonderful mature rear garden which is a dream for any gardener.

The key to enjoying this property is the local community. With highly regarded local schools, walks through the countryside, sporting activities close by, easy access to Cardiff City and Bay, this is a property to grow into and allow your family to become a part of what is a healthy community spirit. Access to M4 is only a few miles away as well which leads you to a multiple destinations.

All viewings are strictly by appointment. 02920 204555

EPC Rating = TBC. Council Tax Band = E.

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**Entrance Hallway** 19' 9" x 5' 1" (6.01m x 1.55m)

Access to the main residence is via an obscured double glazed door which welcomes you into the bright entrance hallway. Stairs with fitted carpet lead to the first floor with storage under, coving to ceiling, alcove feature storage, elevator to first floor, wall mounted radiator, carpet to hallway, doors to

**Dining Room** 12' 6" x 10' 2" (3.80m x 3.09m)

Double glazed bay window to front, coving to ceiling, wall mounted radiator, fitted carpet, power points, folding doors into

**Kitchen** 9' 10" x 10' 2" (3.0m x 3.10m)

Double glazed window to rear. With a range of wall mounted and floor base units and drawers, roll top work surfaces over, inset stainless steel sink, mixer tap and drainer, tiled splash backs. Integrated Newworld 4 ring gas hob with extractor over, oven, grill and fridge freezer. Space for washing machine and dish washer, wall mounted radiator, vinyl flooring, power points

**Downstairs Wet Room** 5' 0" x 10' 11" (1.53m x 3.32m)

The wet room benefits from a wall mounted MIRA electric shower with attachment, pedestal hand wash basin, low level flush WC, wall mounted chrome ladder style heated towel rail, extractor fan, part tiled walls, tiled floor

**Sitting Room** 14' 6" x 15' 0" (4.41m x 4.57m)

Double glazed picture window over looking the garden and sliding patio doors into garden from the side. Coving to ceiling, wall mounted radiator, fitted carpet, tv and power points

**Family Bathroom** 5' 5" x 7' 7" (1.65m x 2.31m)

Obscured double glazed window to front. Double size walk in shower cubicle with wall mounted electric shower and attachment, pedestal hand wash basin, low level flush WC, wall mounted chrome heated towel rail, part tiled walls, vinyl flooring

**Bedroom Two** 10' 5" x 10' 2" (3.17m x 3.11m)

Double glazed window to front, built in wardrobes, wall mounted radiator, fitted carpet, power points

**Bedroom Three** 10' 2" x 8' 9" (3.10m x 2.66m)

Double glazed window to rear with views over the countryside, picture rail, wall mounted BAXI combination boiler, wall mounted radiator, fitted carpet, power points

**Master Bedroom** 14' 4" x 14' 4" (4.38m x 4.36m)

Double glazed window to rear with views over the countryside. A range of built in wardrobes, wall mounted radiator, fitted carpet, power and tv points

**Elevator Room** 7'3" x 5'9" (2.23m x 1.77m)

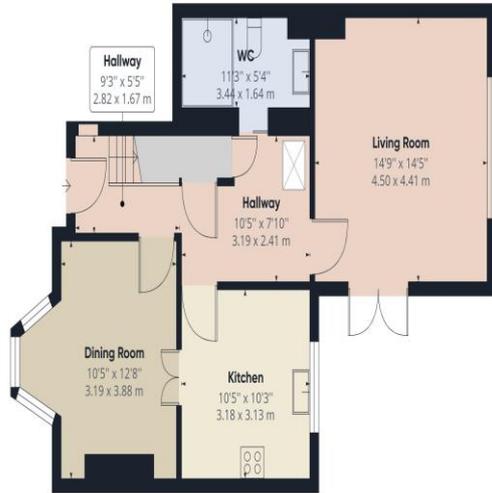
The elevator room is the perfect area to transform into an ensuite to the master bedroom. Double glazed window to side, fitted carpet

**Rear Garden** 55' 0" x 29' 9" (16.75m x 9.06m)

The mature rear garden is the perfect place to enjoy the birds and the bees. From the sitting room there is a stone paved patio area which leads to lawn with a range of mature shrubs, flowers and trees. The ideal outside space for the family to enjoy and a budding gardener to maintain



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1

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

1240.36 ft<sup>2</sup>  
115.23 m<sup>2</sup>



Floor 1 Building 1

(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.

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## CARDIFF WEST

Homes House,  
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## FAIRWATER

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## GRANGETOWN

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