

KNIGHTS



Residential & Commercial Sales and Letting Agents



Church Rise

, Wenvoe, CF5 6DE

£595,000

*****OFFERED FOR SALE WITH NO ONGOING CHAIN*****

Knights Estate Agents are delighted to offer for sale this four bedroom detached true bungalow set on a larger than average plot in the heart of Wenvoe on the outskirts of Cardiff. Quiet village with shops, post office and new village library. Easy access to local primary schools, Culverhouse Cross, Cardiff and M4 corridor.

Accommodation briefly comprising; Porch. Entrance Hallway. Sitting Room. Dining Room. Study. Family Kitchen. Utility Room. Four bedrooms, one of which with an en-suite and Family Shower room. The property benefits from a larger than average enclosed sunny rear garden with private interlocking block driveway providing off road parking for multiple vehicles leading to detached double garage. UPVC double glazing throughout and gas/central heating via combination boiler. EPC Rating:- TBC

Viewing

Please contact our Knights Barry Office on 01446 700222 if you wish to arrange a viewing appointment for this property or require further information.



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ACCOMMODATION

ENTRANCE

Via obscure aluminium sliding doors leading into;

INNER PORCH

Wall mounted gas and electric meter. Quarry tiling to floor. Obscure door leading into;

HALLWAY

Coving to ceiling. Large built in storage cupboard housing consumer unit, shelving and stop cock. Radiator. Telephone and power points. Fitted carpet. Doors off to all rooms.

SITTING ROOM

24'4" x 12'4" approx

Two UPVC double glazed windows to rear elevation overlooking the garden. Coving to ceiling. Feature free standing gas fire set on marble hearth. Radiator. Power points. Fitted carpet. UPVC double glazed patio doors overlooking and leading out to garden.

DINING ROOM

14'2" x 10'7" approx

UPVC double glazed window to side elevation overlooking the garden. Coving to ceiling. Radiator. Internet, telephone and power points. Fitted carpet. Doors leading through to Living room and kitchen.

STUDY

9'9" x 9'3"

UPVC double glazed window to side elevation. Radiator. Power points. Fitted carpet.

KITCHEN

13'2" x 10'5" approx

UPVC double glazed window to rear elevation overlooking the garden. Coving to ceiling. Range of brown high gloss wall and base units with laminate work surface over. Tiled to splash back areas. Stainless steel one and a half bowl sink and drainer with mixer tap over. Built in electric oven and grill. Inset five ring gas hob with extractor fan above. Room for upright fridge/freezer. Radiator. Power points. Quarry tiling to floor. Door leading into;

UTILITY ROOM

10'4" x 6'9" approx

Obscure UPVC double glazed door to rear elevation leading out to garden. UPVC double glazed window to rear elevation. Access to loft space. Wall mounted Worcester combination boiler operating hot water and central heating. Plumbing for washing machine. Space for tumble dryer and other white goods. Power points. Quarry tiling to floor.

MASTER BEDROOM

13'8" x 13'0" approx

UPVC double glazed window to front elevation. Built in wardrobes with sliding doors providing generous storage, shelving and hanging space. Radiator. Power points. Fitted carpet. Door leading through to;

EN SUITE SHOWER ROOM

9'8" x 5'10" approx

Obscure UPVC double glazed window to side elevation. Three piece white suite comprising; walk in shower enclosure with wall mounted electric shower in situ, pedestal wash hand basin with twin taps over and low level w/c. Fully tiled to all walls. Radiator. Shaver point. Vinyl flooring.

BEDROOM TWO

11'3" x 10'5" approx

UPVC double glazed window to front elevation. Built in wardrobes with sliding doors providing ample storage, shelving and hanging space. Radiator. Power points. Fitted carpet.

BEDROOM THREE

11'9" x 9'4" approx

UPVC double glazed window to side elevation. Radiator. Power points. Fitted carpet.

Area Map



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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