REDUCED

Guide Price £450,000 to £475,000 Freehold



# Walston Road, Wenvoe, Cardiff, South Glamorgan. CF5 6AW

- * GUIDE PRICE £450,000 to £475,000 *
- IMPRESSIVE DESIGN SPLIT-LEVEL DETACHED BUNGALOW
- SET ON A GENEROUS SIZE PLOT
- SOUTH-WEST FACING REAR GARDEN BACKS ONTO WOODLANDS ACHIEVING PANORAMIC COUNTRYSIDE VIEWS
- OPEN-PLAN LIVING & DINING ROOM with DUAL SIDED WOOD BURNING STOVE
- MASTER BEDROOM with EN-SUITE
- MEZZANINE OFFICE/STUDY & MEZZANINE GYM
- PRIVATE DRIVEWAY & LARGE INTEGRAL GARAGE
- LARGE FRONT GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD
- 360 vr tour link https://tour.giraffe360.com/walstonroad89ap

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## PROPERTY DESCRIPTION

AN IMPRESSIVE DESIGN 3/4 BEDROOM DETACHED BUNGALOW - THIS PROPERTY HAS GREAT POTENTIAL AND ACHIEVES PANORAMIC CONTRYSIDE VIEWS - SET OVER A LARGE SIZED PLOT - SOUTH-WEST FACING REAR GARDEN - TENURE: FREEHOLD. MR HOMES are pleased to Offer FOR SALE this 3-Bedroom (Split-Level) Detached Bungalow, comprising in brief; Entrance Hallway, Staircase to a Mezzanine Gym, Door to Inner Hallway, Modern Fitted Kitchen, Open-Plan Living & Dining Room with Dual Sided Wood Burning Stove & Feature Curved Bay Window, Stairway to Master Bedroom with En-Suite and Staircase to a Mezzanine Office/Study, 2nd Staircase to Landing, Door to Bedroom 2 with Door to Room 4/Nursery/Dressing Room, from the Landing are Doors to Bedroom 3 & a Family Bathroom Suite. To the Front is a Large Garden and has a Sunken Garden to the Centre, Private Driveway, Integral Garage and a Large & Enclosed SOUTH-WEST Facing Rear Garden which backs onto Woodlands. SCHOOL CATCHMENTS; GWENFO CHURCH IN WALES PRIMARY SCHOOL - YSGOL GWAUN Y NANT PRIMARY SCHOOL - COWBRIDGE COMPREHENSIVE SCHOOL - ST CYRES COMPREHENSIVE SCHOOL. EARLY VIEWING IS VERY HIGHLY RECOMMENDED.360 VR Tour Link > https://tour.giraffe360.com/walstonroad89ap Main Eco Compact Combi-Boiler (Installed 14/10/2021)EPC Rating = E. Council Tax Band = F. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.*** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK






# ROOM DESCRIPTIONS

**Entrance Hallway**
Entered Via Cottage Solid Wood Door, Large Quarry Tiled Floor, Staircase Up To Mezzanine Landing, Door Into Garage.

**Mezzanine Floor/Gym**
Astro Turf Flooring, Large Window To Side, Obscure Sloping Roof Windows, 2 x Velux Windows To Front, Power Points And Lighting.

**Further Internal Hallway**
Fitted Carpet Over Original Wood Block Parquet Flooring, Door To Fitted Cupboard With Lockable Gun Cabinet And Fixed Safe, Open-Plan To Living Room And Dining Room.

**Kitchen**
Tiled Floor, Matching Wall And Base Units, Solid Oak Work Surfaces Over, Butler Sink With Drainer And Mixer Tap Over With Hose And Food Waste Disposal, Space For Gas/Electric Cooker With Extractor Hood Over, Plumbed For Dishwasher, Plumbed For Washing Machine, Under Counter Fridge And Freezer, Clear Window Into Entrance Hallway, Sliding Glass Serving Hatch To Dining Room.

**Living Room**
Fitted Carpet Over Original Wood Block Parquet Flooring, Single Panel Radiator, Dual Sided Wood Burning Stove With Floor to Ceiling Stone Pillar/Fireplace, Feature Curved Bay Windows to Front.

**Dining Room**
Single Panel Radiator Between Living Room And Dining Room, Fitted Carpet Over Original Wood Block Parquet Flooring, Large uPVC D/g Window To Front, Stable Door To Front, Service Hatch To Kitchen, Single Panel Radiator, Steps Up To Small Landing Area.

**Landing Area**
Staircase Up To Mezzanine/Office/Study, Two Steps To Master Bedroom.

**Master Bedroom**
Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Gas Fire, 2 x Feature Exposed Brick Walls, One With Fitted Safe In, Double Sliding Doors To Fitted Wardrobe With Overhead Cupboard Space, Door To En-Suite.

**En-Suite**
Fitted Carpet, Walk-In Shower Cubicle With Electric Shower, uPVC D/g Window To Side, Low-Level W.c., Wall Mounted Wash Hand Basin, Wall Mounted Mirror With Shaver Point And Light Over, Tiled Walls With One Exposed Feature Brick Wall, Wall Mounted Sunhouse Electric Heater, Ceiling Mounted Electric Extractor Fan.

**Staircase**
Fitted Carpet To Mezzanine Floor Currently Used As An Office

**Mezzanine Floor/Office/Study**
Fitted Carpet, Velux D/g Window To Front With Panoramic Views, Velux D/g Window To Roof, 4 x Cupboard Spaces, Shelving Area.

**Second Staircase**
Staircase Leading To Second Floor Landing.

**Second Floor Landing**
Hatch To Loft, Double Doors To Airing Cupboard.

**Bedroom 2**
Fitted Carpet, uPVC D/g Window To Rear, Single Panel Radiator, Double Sliding Doors To Fitted Wardrobe With Overhead Cupboard Space, Wall Mounted Cupboard With Fixed Shelving.

**Bedroom 3**
Fitted Carpet, uPVC D/g Window To Front, Single Panel Radiator, Double Sliding Doors To Fitted Wardrobe With Overhead Cupboard Space, Wash Hand Basin With Hot And Cold Taps Over, Tiled Shelf With Fitted Cupboard Under. Door to Room 4.

**Room 4 - Dressing Room/Nursery**
Fitted Carpet, uPVC D/g Window To Front, Double Panel Radiator, Double Sliding Doors To Fitted Wardrobe, Hatch To Loft, Exposed Brick Feature Wall.

**Family Bathroom**
Entered Via Space Saving Sliding Door, Tiled Floor, Panel Bath With Chrome Mixer Tap Over And Attached Shower, Wash Hand Basin With Chrome Mixer Tap Over And Close Coupled W.c. Set In Vanity Cupboard, uPVC D/g Window To Rear, Chrome Ladder/Towel Radiator, Wall Mounted Dimplex Electric Heater, Vent-Axia Electric Extractor Fan Fitted Inside Double Glazed Window Unit.

**Garage (Integral)**
Up And Over Door, Power Points And Lighting, Plumbed For Washing Machine, Houses Tumble Dryer And Fridge Freezer, Houses Wall Mounted Main Eco Compact Combi-Boiler, Door To Side Accessing Side Thoroughfare.

**Side Thoroughfare**
Lockable Door Giving Access To Front, Brick Paving, Accessing Rear Garden, Decked Area With Stocks Screwed Down Into Decking.

**Front Garden**
Attractive Front Garden With Hedgerow Border, Steps Up To Front Door, Patio To The Front, Further Patio Leading To Secret Sunken Garden With Patio And Reeds Surrounding, Lockable Side Gate Access To Side Thoroughfare, Range Of Bushes, Outside Lighting All Around The Property, Large Boundary Bush, Large Sloping Driveway, Large Level Driveway.

**SOUTH-WEST Facing Rear Garden - Backing Onto Woodlands**
#Panoramic Views Over Vast Countryside. Very Large Enclosed South-West Facing Rear Garden, Brick Paving, Concrete Patio Pathway, 2 x Raised Patio Areas With A Circular Brick Fish Pond With Lion Water Feature, Raised Flowerbed Area With Laid Stone Chippings, Original Stone Boundary Walls To Right, Laid Lawn Garden, 5 x Apple Trees, Stone Steps Up To Further Large Garden With Original Retaining Stone Wall, Large Mature Trees Surrounding Borders, Mature Hedgerow Separating The Two Garden Areas, Wonderful Panoramic Countryside Views, Side Enclosure Storage Area, Roof Covered Wood Store.






# MATERIAL INFORMATION

**Council Tax:** Band F
N/A
**Parking Types:** Driveway.
**Heating Sources:** Double Glazing. Gas Central. Wood Burner.
**Electricity Supply:** None.
**Water Supply:** Mains Supply.
**Sewerage:** Mains Supply.
**Broadband Connection Types:** FTTP.
**Accessibility Types:** Ramped access.

**EPC Rating:** E (53)
**Has the property been flooded in last 5 years?** No
**Flooding Sources:** None.
**Any flood defences at the property?** No
**Any risk of coastal erosion?** No
**Is the property listed?** No
**Are there any restrictions associated with the property?** No
**Any easements, servitudes, or wayleaves?** No
**The existence of any public or private right of way?** No

**Mobile Signal**
Local Authority - Vale Of Glamorgan - Council Tax - Band: F - Annual Price: £3,223

Conservation Area - No

Flood Risk - River : Very low - Seas : Very low

Floor Area - 1,517 ft 2 / 141 m 2

Plot size - 0.18 acres

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 2 Mbps - Superfast - 58 Mbps - Ultrafast - 1800 Mbps

Satellite / Fibre TV Availability - BT - Sky

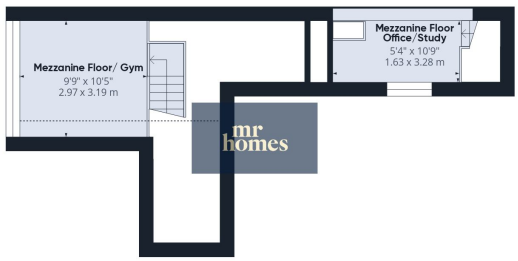





# FLOORPLAN & EPC




Ground Floor




Upper Floor

**Approximate total area**(1)

1718 ft²

159.6 m²

**Reduced headroom**

22 ft²

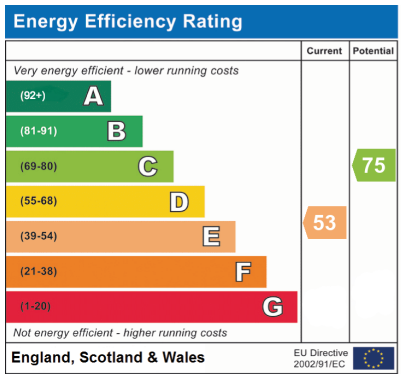
2 m²

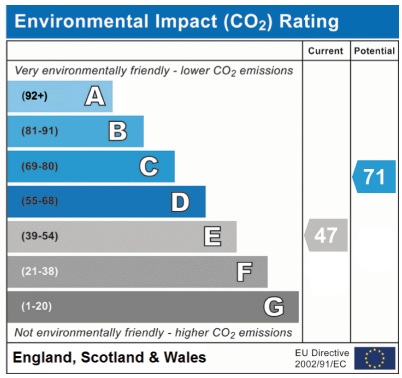
(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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