# Old Market

WENVOE, CARDIFF, CF5 6BX

**GUIDE PRICE £335,000**

Hern & Crabtree



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Hern & Crabtree are delighted to bring to the market this beautifully presented mid-terrace house in an extremely desirable cul de sac location. Rare to the market, this property is the perfect family home set in the heart of Wenvoe, which benefits from the village feel yet is only 15 minutes from the centre of Cardiff as well as the beautiful beaches of Penarth and Barry.

Well maintained throughout, offering excellent, well balance living and bedroom accommodation, briefly comprising of: Entrance Hall, Cloakroom, Lounge opening up into an open plan Kitchen/Diner with doors out onto the rear garden to the ground floor. To the first floor are Three Bedrooms with a Shower Room. The property further benefits from a beautiful rear garden as well as having off street parking and a garage to the front.

Old Market is perfectly located close to Wenvoe's local shops, pubs and amenities. Culverhouse Cross is also a short drive away which offers an excellent array of shops. There are also good transport links to Cardiff City Centre and the M4. Internal viewings are highly recommended.











## Approx 997.00 sq ft

## Council Tax Band: E

**Entrance Hall**
Entered via a pvc front door, tiled flooring, door to lounge and cloakroom.

**Cloakroom**
Double obscure glazed window to the front, w.c and wash hand basin, heated towel rail, part tiled walls, tiled flooring.

**Lounge**
Full length double glazed window to the front, radiator, coved ceiling, electric fireplace with wooden hearth, wood varnished floorboards, archway to :-

**Open Plan Kitchen/Diner**
Double glazed French doors to the rear and double glazed window to the rear, wall and base units with worktop over and lighting in the wall units, gas hob with integrated oven and grill, double sink and drainer, integrated fridge and integrated freezer, integrated dishwasher and washing machine, coved ceiling, led lights and spotlights, radiator, tiled and wooden floor.

**First Floor Landing**
Stairs rise up from the hall with wooden handrail, access to loft space, built in storage cupboard.

**Bedroom One**
Double glazed window to the front, radiator, built in wardrobe, laminate flooring.

**Bedroom Two**
Double glazed window to the front, radiator, built in storage cupboard, laminate floor.

**Bedroom Three**
Double glazed window to the rear, radiator, built in wardrobe and storage, laminate flooring.

**Shower Room**
Double obscure glazed window to the rear, shower cubicle with two shower heads, w.c and vanity wash hand basin, heated towel rail, part tiled walls, tiled flooring.

**Rear Garden**
Accessed from the dining area has timber fencing, steps down to gravel and raised flower beds, garden shed, outside cold water tap and power sockets, gate to the rear.

**Outside Front**
Driveway to the front,

**Single Garage**

**Tenure and additional information**
We have been advised by the seller that the property is freehold and the council tax band is E., EPC - C.

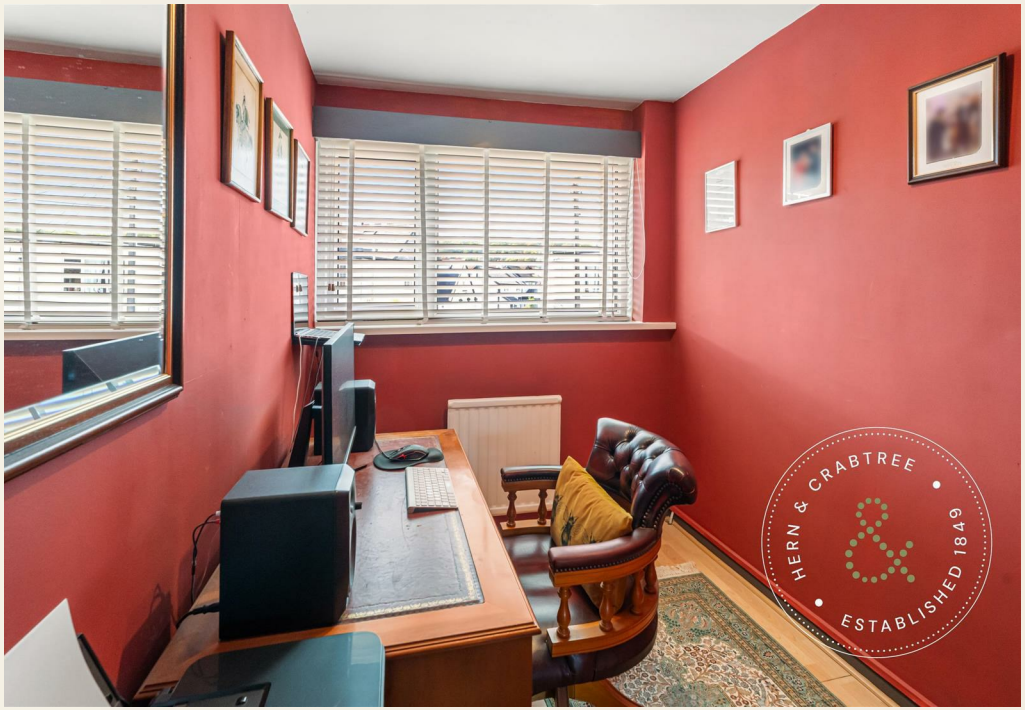
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





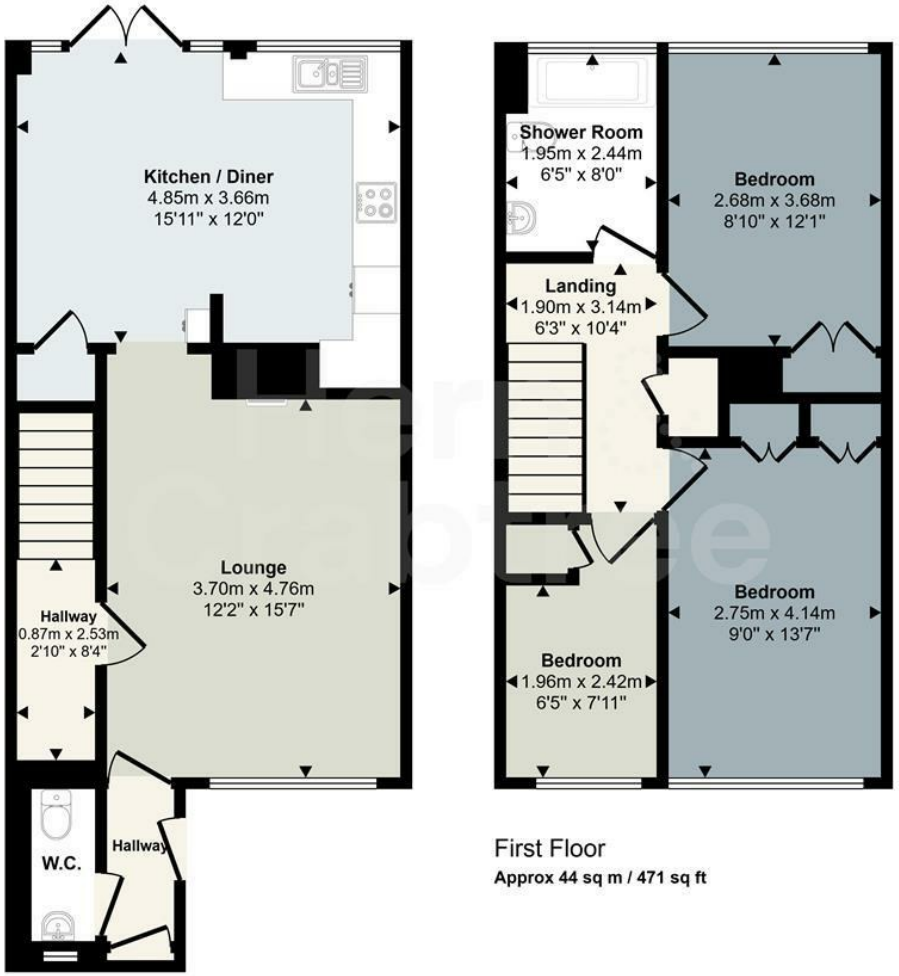






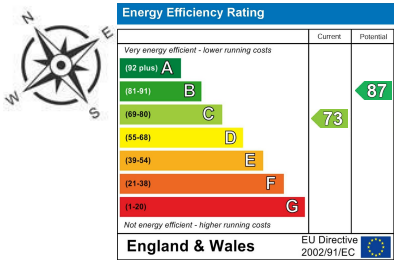
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Approx Gross Internal Area
93 sq m / 997 sq ft




Ground Floor
**Approx 49 sq m / 526 sq ft**

First Floor
**Approx 44 sq m / 471 sq ft**




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Hern & Crabtree

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