

# Grange Close

WENVOE, CARDIFF, CF5 6AT

**GUIDE PRICE £485,000**

**Hern &  
Crabtree**



# Grange Close

Situated in a quiet cul-de-sac in the heart of Wenvoe, this substantial, extended, detached family home offers over 2,000 sq ft of versatile living accommodation and occupies a generous plot with impressive front and rear gardens.

Offered to the market with no onward chain, the property presents an excellent opportunity for buyers seeking a spacious home with superb potential to modernise and personalise throughout.

The accommodation briefly comprises a welcoming entrance hall, handy downstairs shower room, a spacious living room opening through to the dining room, a fitted open-plan kitchen/diner, and an additional sitting room to the ground floor, providing flexible family living space. To the first floor are four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from extensive gardens to both the front and rear, off-road parking, and a single garage.

Ideally positioned just off Old Port Road, the property is conveniently located for the village amenities of Wenvoe, including local shops, pubs and highly regarded schools. Culverhouse Cross is only a short drive away, offering a wide range of retail facilities, while excellent transport links provide easy access to Cardiff city centre and the M4 motorway.

Early viewing is highly recommended to fully appreciate the space and potential this fantastic family home has to offer.



# 2057.00 sq ft

## Entrance

Storm porch with tiled floor. Obscure double glazed door into the entrance hall with matching window.

## Entrance Hall

Coved ceiling, storage cupboard, Parquet flooring, radiator, stairs to the first floor.

## Shower Room

Double obscure glazed window to the side, shower with electric shower, w.c, and pedestal wash hand basin, vanity cupboard, tiled walls, tiled floor.

## Living Room

Double glazed window to the front, two radiators, decorative fireplace with gas fire and tiled hearth and shelving, serving hatch to the dining area, parquet flooring, wall lights obscure glazed wooden sliding doors to the dining area,

## Dining Room

Double glazed french doors to the rear, coved ceiling, radiator, wall lights, door to the kitchen/diner.

## Kitchen/Diner

Double glazed window to the rear, door to the rear, fitted with a range of wall and base units with worktop over, breakfast bar, space for cooker with built in extractor hood over, stainless steel sink and drainer with mixer tap, part tiled and panelled walls, tiled flooring throughout, two radiators, archway to dining area. Space and plumbing for a washing machine, dishwasher and tumble dryer. Wall-mounted Combi boiler. further wall and base units.

## Second Reception Room

Double glazed window to the front and double glazed French doors to the rear, two radiators, coved ceiling.

## First Floor Landing

Stairs rise up from the hallway with wooden banister and handrail, storage cupboard, access to loft space.

## Bedroom One

Double glazed window to the front, radiator, built-in-wardrobe with sliding doors,

## Bedroom Two

Double glazed window to the rear, radiator, coved ceiling, built-in-wardrobe with sliding doors. door to a balcony enclosed with wrought iron fence. door to:

## Storage/Small Study

Obscure double glazed window to the front.

## Bedroom Three

Double glazed window to the rear, radiator, coved ceiling, built-in-wardrobes with sliding doors.

## Bedroom Four

Double glazed window to the rear, radiator, coved ceiling, built-in-wardrobe with sliding doors.

## Bathroom

Double obscure glazed window to the rear, corner bath, w.c, bidet and vanity wash hand basin, radiator, wall lights, tiled walls,

## Rear Garden

Enclosed rear garden with fencing and walls, tiled path and patio sitting area. two lawn areas, mature shrubs, trees and flower borders, timber frame garden shed, cold water tap wrought iron gate giving access to the front.

## Garage

A single garage with up and over door to the front.

## Front

Driveway for up to four vehicles, grass and flower borders, hedge and low rise brick wall, path to side leads to the rear.

## Tenure and additional information

We have been advised by the seller that the property is Freehold and the council tax band is G.

## Disclaimer

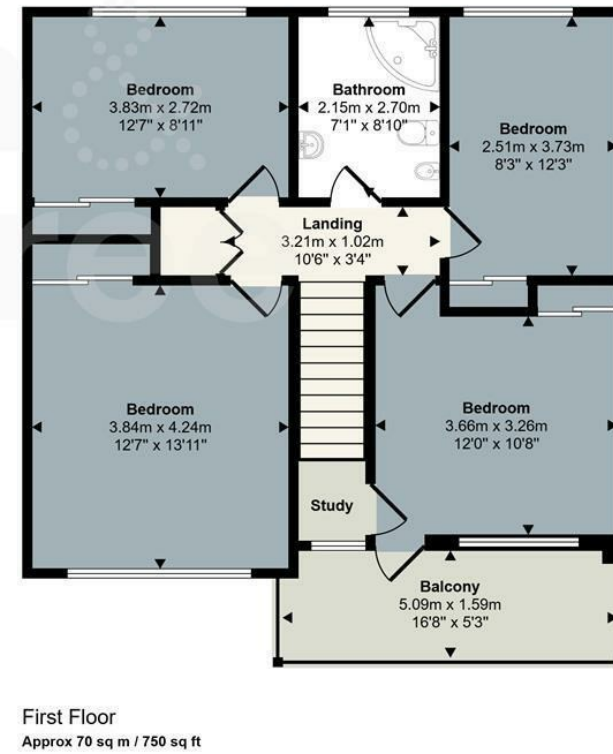
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 65                      | 70        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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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