

Wyncliffe Gardens

CARDIFF, CF23 7FA

ASKING PRICE £475,000

**Hern &
Crabtree**



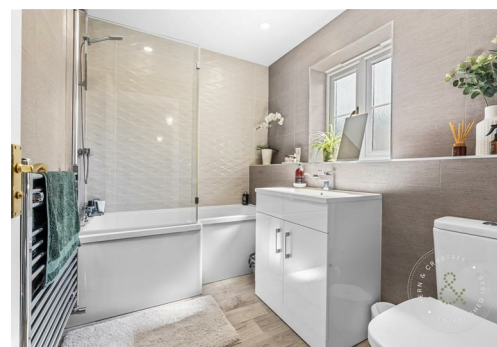
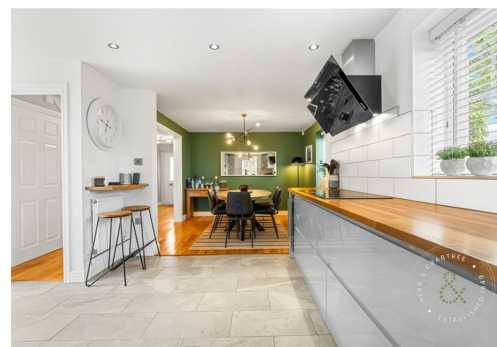
Wyncliffe Gardens

Set within a peaceful residential development, this beautifully presented four-bedroom detached home on Wyncliffe Gardens, Cardiff, blends functionality with family comfort. From its welcoming oak-floored hallway to the stylish open-plan kitchen diner and landscaped rear garden, the property offers a spacious, well-considered layout ideal for everyday living and entertaining.

At the heart of the home is a fully fitted Neff kitchen complete with integrated appliances, breakfast bar, and adjoining utility room, all flowing into a sociable dining area. The dual-aspect living room and additional study offer flexibility for growing families or home working. Upstairs, four bedrooms include a generous principal suite with dressing area and en suite shower room, while the family bathroom features a P-shaped bath and vanity storage.

Outside, the home continues to impress with driveway parking, a detached garage, and a south-facing garden featuring patio, lawn, and a raised deck ideal for alfresco dining.

Wyncliffe Gardens is well placed for access to local shops, schools, and green spaces. The area offers a range of everyday amenities, including supermarkets, takeaways, healthcare facilities, and parks. Cardiff Gate Retail Park and the A48/M4 link road are nearby, making commuting around Cardiff and South Wales easy. Local bus services offer regular routes into the city centre, and nearby Llanishen and Heath train stations provide convenient rail options.



Entrance hall

Accessed via a composite double glazed front door with etched glass inset, the hallway features oak wood flooring which continues through to the principal reception rooms. Stairs rise to the first floor and there is a useful under-stairs storage cupboard as well as an additional built-in storage space. Radiator.

Downstairs WC

Fitted with a WC and wash hand basin, radiator, continuation of oak flooring, and a double glazed obscure window to the side.

Living room

A bright and welcoming reception space with a double glazed window to the front and French doors opening out to the rear garden. Two radiators and oak wood flooring throughout.

Second reception room study/office

Located to the front of the house, this room includes a double glazed window, radiator, and matching oak flooring.

Kitchen /dining room

An impressive open-plan space ideal for entertaining. The dining area includes a double glazed window to the side, radiator and oak flooring. The kitchen is fitted with a stylish selection of wall and base units with complementary oak worktops and upstand splashbacks. Appliances include an integrated Neff double oven and grill with microwave combination, induction hob with extractor hood, full-length dishwasher, fridge/freezer, and a wine cooler. A one and a half bowl sink with spray mixer tap is positioned beneath a rear-facing window. Tiled flooring, breakfast bar area, and a rear door leading to the garden. Radiator.

Utility room

Accessed via the kitchen, with tiled flooring continuing through, a large built-in storage cupboard, plumbing for a washing machine and space for additional appliances. Double glazed window to side and houses the boiler.

First floor landing

Stairs rise from the entrance hall with wooden balustrade. The landing has a double glazed window to the side, radiator, airing cupboard and access to the loft.

Bedroom one

Spacious principal bedroom with dual aspect double glazed windows to front and rear. Dressing area and radiator.

En-suite

Double glazed obscure window to front, walk-in shower with plumbed shower and separate mixer, glass screen, WC, vanity unit with basin, tiled floor and walls, heated towel rail, spotlights and shaver point.

Bedroom two

Double glazed window to front, radiator.

Bedroom three

Double glazed windows to side and rear, radiator.

bedroom four

Double glazed window to side, radiator.

Family bathroom

Fitted with a P-shaped bath and plumbed shower over, glass screen, WC, vanity unit with basin, heated towel rail, spotlights, tiled walls and tiled floor. Obscure double glazed window to side.

Outside - front

Generous lawn with mature hedging and paved path leading to a storm porch with light. Off-street parking on the driveway for two vehicles and gated access to the rear garden. Detached single garage with up-and-over door.

Outside rear

Beautifully landscaped garden featuring an Indian sandstone patio, lawned area, and a raised deck seating area surrounded by mature shrubs and flower borders. Side gate access to driveway, outside lighting, cold water tap, and an additional side storage area.

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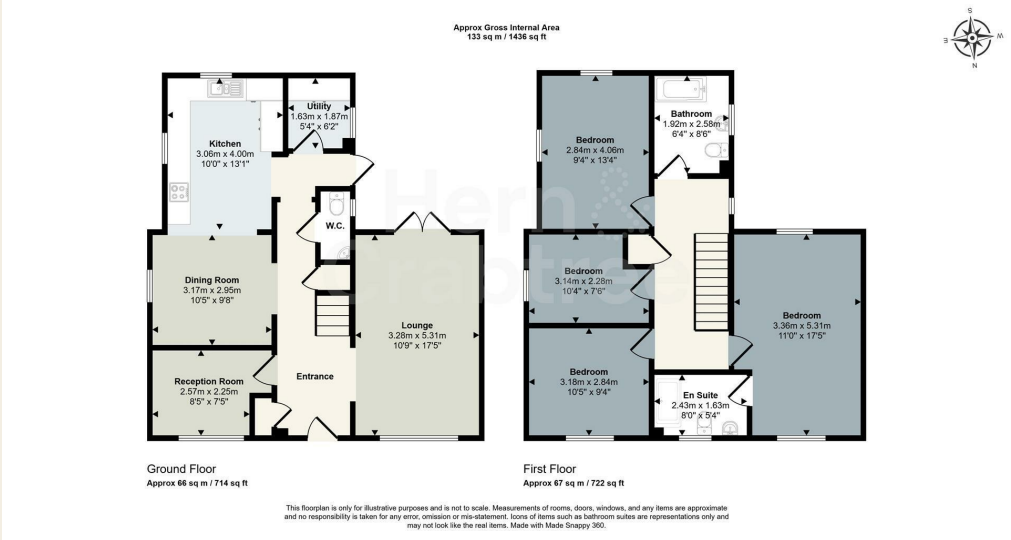
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	83
EU Directive 2002/91/EC		



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