

Well Wood Close

CARDIFF, CF23 9HD

OFFERS OVER £330,000

**Hern &
Crabtree**



Well Wood Close

Nestled on a no-through road in the sought-after area of Penylan, this beautifully presented three-bedroom semi-detached home offers a perfect blend of modern living and convenience. Having been fully renovated to the highest standard, the property boasts stylish interiors and a contemporary layout, ideal for family living. With local amenities, excellent schools, and easy access to the A48 and M4, this property is perfect for those looking for a move-in-ready home in a prime location. Whether you're a first-time buyer, family, or commuter, this delightful home offers everything you need.

The property briefly comprises an entrance hall, living room, dining room, a spacious open-plan kitchen diner with high-quality fittings and a contemporary family bathroom. Upstairs, there are three well-proportioned bedrooms, along with a WC for convenience.

Externally, the home enjoys an enclosed rear garden, perfect for outdoor entertaining or a peaceful retreat. There is also a garage and off-street parking, providing added convenience for busy families or commuters. Viewing of this excellent home is highly recommended.

- Semi detached family home
- Renovated throughout
- A48 & M4 access nearby
- Garage
- EPC -
- Three bedrooms
- Close to amenities
- Enclosed rear garden
- Off street parking
- Council Tax Band - E



872.00 sq ft

Entrance Hall

Entered via a composite door with double obscure glazed panel and matching panel to the side. Stairs to the first floor, under stair storage cupboard. Radiator. Wood laminate flooring.

Living Room

21'11 x 10'3 max

Coved ceiling, double glazed window to the front, electric fireplace, radiator.

Kitchen Diner

17'6 x 15'9 max

L-shaped kitchen diner with double glazed windows to the side, double glazed window and patio door to the rear. Laminate flooring, radiator. Wall and base units with laminate work tops over. Stainless steel sink and drainer with an integrated four ring gas hob. Integrated oven and grill. Space and plumbing for washing machine. Integrated fridge freezer.

Bathroom

5'5 x 6'1

Double obscure glazed window to the side, tiled walls. Bath, WC, wash basin, shower, laminate flooring, heated towel rail.

First Floor

Stairs rise up from the entrance hall.

Landing

Double glazed windows to the side, loft access hatch. Doors to:

Bedroom One

13'3 x 10'0

Double glazed window to the front, radiator, storage cupboard.

Bedroom Two

7'11 x 11'3

Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three

7'11 x 8'5 max

Double glazed window to the rear, radiator.

WC

3'7 x 2'8

WC, wash hand basin, laminate floor.

External

Front

Low rise wall, driveway providing off street parking, access to garage.

Rear Garden

Enclosed rear garden, paved patio area, steps up to lawn, mature flower beds and mature fir tree. Paved area to the rear, gate to the side, access to garage.

Garage

Up and over door to the front. Accessed via gate to the side of the property.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - E

Council Tax Band -E

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior

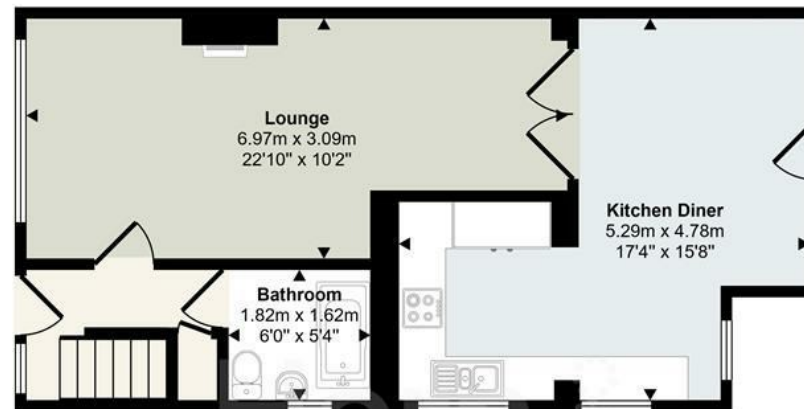
building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



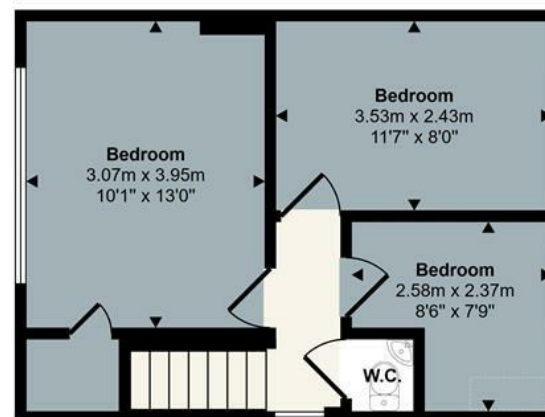





Approx Gross Internal Area
81 sq m / 872 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft

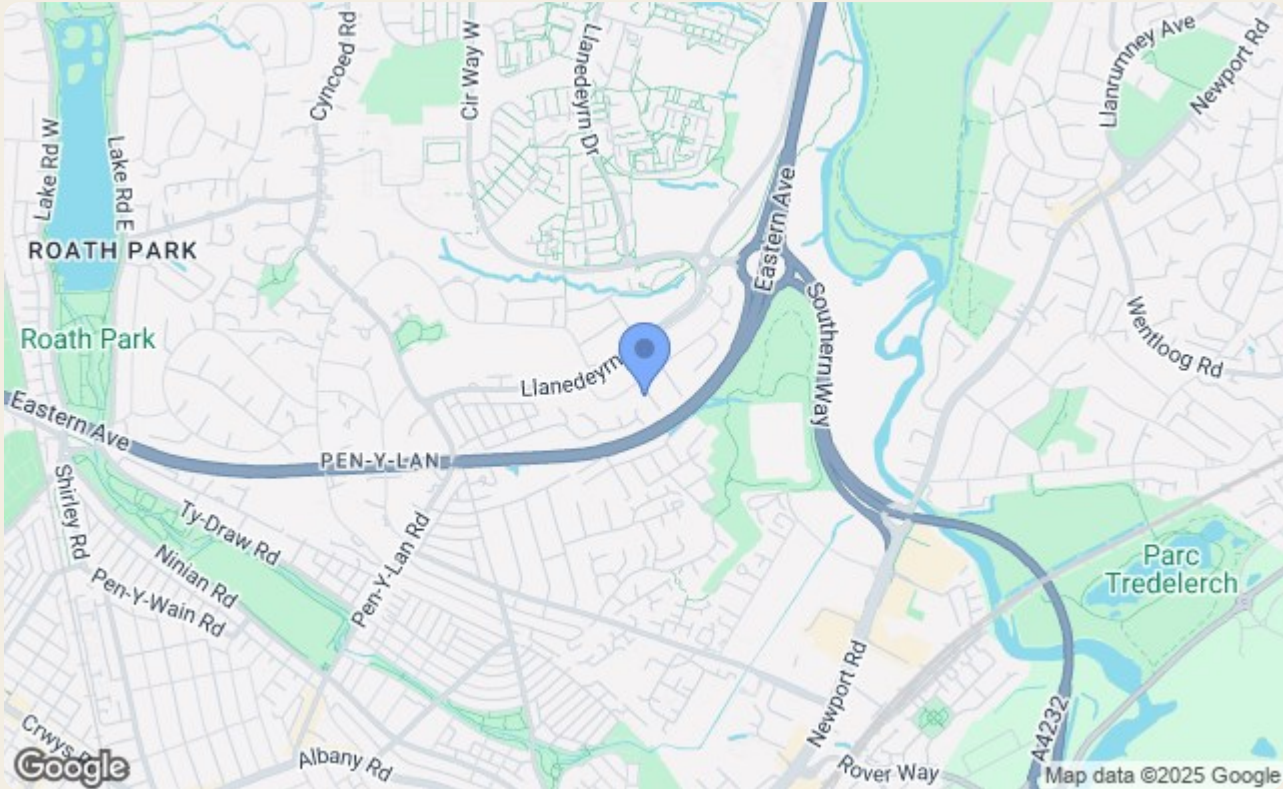


First Floor
Approx 34 sq m / 363 sq ft

 Denotes head height below 1.5m

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.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
51		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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