



St. Brendan, 4 Old Port Road, Wenvoe, CARDIFF, CF5 6AN

£800,000 Freehold

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St. Brendan, Old Port Road, Wenvoe, CARDIFF, CF5 6AN

Detached stunning residence set within an impressive plot and boasting an enclosed rear garden of over 360' in length.

The property is accessed via electric twin wrought iron gates onto an expansive bricked drive allowing ample off road parking and extending onto the large terraced patio at the rear.

Boasting over 2,800 square footage of stylish & versatile living space.

The grounds include large detached garage with adjoined play room, fitness suite including sauna plus small stables to the far garden.

Briefly comprising a vestibule entrance - picture windows overlooking the front garden, impressive reception hall, ground floor cloakroom/wc, lounge/dining room with cast iron wood burner, equally large sitting room, 28' fitted kitchen - fitted 4 oven Aga and granite worktops plus sizeable utility room.

To the first floor there are 3 large bedrooms - the master benefiting from a recently fitted en-suite shower room/wc by Roca with an en-suite shower room/wc from bedroom 3. Also to the first floor the stylish family bathroom/wc with twin wash basins. The 34' 4th bedroom can be found on the second floor.

Complimented with upvc double glazing, gas central heating and Amtico flooring to most ground floor rooms.

This remarkable propriety for its stunning attention to detail needs to be viewed.

Wenvoe

Wenvoe is a Welsh village in the Vale of Glamorgan located on the western side of a shallow valley between Cardiff and Barry, surrounded by woods and farmland.

The Community of Wenvoe encompasses the communities of Dyffryn, St Lythans, Twyn-yr-Odyn and Brooklands Terrace/Parc y Gwenfô. The Community consists of around 800 properties, 500 being located in the village.

Wenvoe is a popular commuter village conveniently situated for the City of Cardiff but set in the countryside only a few miles from the sea and with easy access to the M4 motorway a few miles away.

The village developed around the parish church, which can be traced back to the 12th Century with the adjacent locality now being a conservation area. The village has a well-stocked store with a post office, a church, primary school, a public house and travel lodge, a part time library and three halls. There is also a public house in the adjoining hamlet of Twyn-yr-Odyn, and another church at St Lythans.

Wenvoe has a very healthy community spirit which supports many local community groups with activities to meet everybody's needs. Amongst these are Wenvoe Scout Group, Ladies Choir, W.I. Whist Drives, the Church and many social events. It also boasts its own monthly newspaper titled the 'Wenvoe What's On'.





Vestibule 13' 3" x 8' 3" (4.04m x 2.51m)

Enter via twin upvc doors into a spacious vestibule entrance, full of light via 2 picture windows to the side and front - directly overlooking the front garden with its neat circular lawn, part vaulted ceiling, ceramic tiled floor.

Entrance Hall 22' 8" x 8' 11" (6.91m x 2.72m)

Grand reception hall, access to all rooms with a dog leg staircase rising to the first floor landing plus built in cupboard under, Amtico flooring, window to front, 2 telephone points, coving to the ceiling.

Cloakroom

Fitted with a modern two piece white suite comprising a wall mounted wash hand basin and close coupled wc - soft close seat, wall mounted Worcester Bosch combination boiler, window to side, coving to the ceiling, meter cupboard.



Lounge Dining Room 21' 8" x 13' 8" (6.60m x 4.17m)

Large main living room - extended at the rear, Amtico flooring, at the far end sliding patios lead out into and overlook the rear garden, TV point, within the chimney an inset cast iron wood burner upon a slate hearth, coving to the ceiling.

Sitting Room 21' 8" x 13' 8" (6.60m x 4.17m)

Equally impressively large reception room, Amtico flooring, sliding patio doors overlook and allow access into the rear garden, TV point, coving to the ceiling.



Kitchen 28' 6" x 12' 11" (8.69m x 3.94m)

The heart of the home - this beautifully fitted kitchen has an extensive range of cream wall and base units with solid granite worktop and an inset china Belfast sink with mixer tap and matching granite upstand, features include soft close doors & drawers, under lighting plus three glazed display cupboards and built in wine chiller, central to the units a fitted electric powered 4 oven Aga with 2 top rings plus warming plate, space for American style fridge/freezer, porcelain tiled flooring, at the end sliding patio doors overlook and allow access into the rear garden, a large glazed side panel plus 2 windows to the side (internal blinds fitted), TV point.

Utility Room 13' x 8' 3" (3.96m x 2.51m)

Fitted range of wall and base units with square edge worktop plus inset stainless steel sink & drainer with mixer tap and tiled splash backs, plumbed for washing machine and dishwasher with space for additional white goods, wall mounted Worcester Bosch combination boiler heating the side wing, window to front plus door to the side, access to small loft space.



First Floor Landing

Access to all major bedrooms and bathroom and stairs rising to the second floor, fitted carpet, window to front, entry-phone, coving to the ceiling.

Bedroom 1 15' x 12' 11" (4.57m x 3.94m)

Impressively large master double bedroom, French doors with side glazed panels open onto the rear, fitted carpet, TV point, entry-phone.

En Suite Shower Room 12' 11" x 5' 8" (3.94m x 1.73m)

Recently refitted with a contemporary white suite by Roca and comprising a walk in triple shower enclosure with glass sliding doors and fitted over head shower plus shower attachment, floating wall mounted vanity wash hand basin 2 soft close mirror fronted drawers and close coupled wc - soft close seat, heated chrome towel rail, Amtico flooring, window to front with granite window sill, 2 extractor fans, 6 recessed ceiling spot lights.



Bedroom 2 13' 7" x 11' 10" (4.14m x 3.61m)

Large double bedroom, French doors overlook the rear garden, fitted carpet, coving to the ceiling, TV point.

Bedroom 3 13' 8" x 11' 9" (4.17m x 3.58m)

Equally large double bedroom, French doors overlook the rear garden, fitted carpet, coving to the ceiling, built in under stairs cupboard.

En Suite Shower Room

Fitted with a modern white suite by Roca and comprising a double shower enclosure with glass doors and overhead shower plus shower attachment, floating vanity wash hand basin and close coupled wc - soft close seat, Amtico flooring, window to side, extractor fan, 2 recessed ceiling spot lights,.

Family Bathroom

Spacious family bathroom and fitted with a stylish white suite comprising a panel bath with shower attachment, twin wall mounted wash hand basins and close coupled wc - soft close seat, heated chrome towel rail, Amtico flooring, window to front, extractor fan, 6 recessed ceiling spot lights.



Second Floor Landing

Fitted carpet, access into bedroom 4.

Bedroom 4 34' 1" x 15' 9" max (10.39m x 4.80m max)

Incredibly large bedroom - vaulted ceiling and 4 velux roof windows fitted, fitted carpet, TV point, recessed areas for storage.



Garden

Spectacular plot with access via electric remote control wrought iron twin gates onto an extensive brick paved drive allowing off road parking and leading to the garage, boundary wall, to the front a circular lawn with central dovecote and established shrub borders & display, to the side a traditional potting shed - brick based with glazed sides and tiled roof. Exterior lighting throughout, The extensive brick paving flows into the large and extended full width patio overlooking the large rear lawn over 300' in length, fenced and at the very far end a small stable block with an enclosed area and chicken coup.

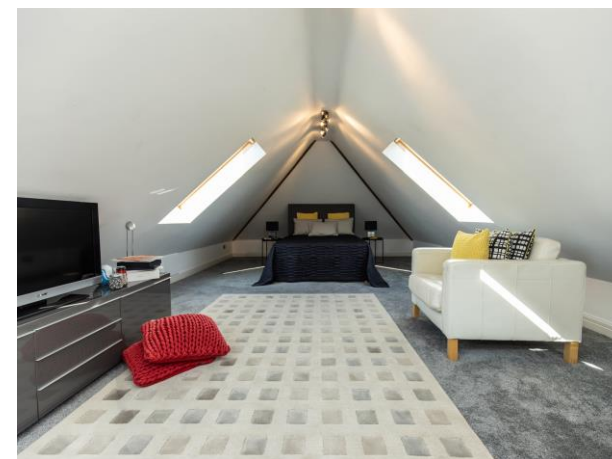


Garage

Detached garage, access via remote control electric up & over door, light & power supply, window to side and side door, storage within the roof eaves, attached at the rear a spacious recreation/play room, fully insulated with window to rear and a mezzanine level.

Fitness Suite

Detached 2 room building - the front entered via French doors, light & power and window to front, gymnasium equipped plus a corner Scandinavian sauna. The rear part is a spacious workshop/store area with light & power.







14 Cardiff Road, DINAS POWYS, South Glamorgan, CF64 4JS

EPC Rating: C

Property Ref:DNP100763 - 0004



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