



‘Grange House’, Grange Avenue,  
Wenvoe, Cardiff, CF5 6AR  
Guide Price £539,950 Freehold



# 'Grange House', Grange Avenue, Wenvoe, Cardiff, CF5 6AR

## £539,950 - Freehold

20177

### DESCRIPTION

A very well presented large three double bedroom detached property set within approximately half an acre of landscaped mature and private gardens. The property has been extensively modernised through out by the current owner. The property is accessed via a private driveway through electric gates. The property comprises entrance porch, entrance hall, cloakroom, lounge, living room, conservatory, kitchen, dining area and utility area. Master bedroom with en-suite shower room and two further double bedrooms and bathroom. Ample parking with 2 car carport and garage. A new double garage with separate workshop area to side. No Chain. EPC - D.



### ACCOMODATION

#### ENCLOSED PORCH

Entered via Upvc decorative glazed panel door, Upvc decorative double-glazed window to front and side, tiled floor and walls, coved ceiling and meter cupboard.

#### ENTRANCE HALL

Entered via a glazed panel door, fitted carpet with wood block flooring under, coved ceiling, under stairs storage, stairs to first floor and radiator.

#### CLOAKROOM 7' 0" x 4' 10" (2.15m x 1.48m)

Low-level WC, wash hand basin set within vanity unit with cupboards under, tiled floor and half tiled walls. Upvc obscured double-glazed window to rear.

#### LOUNGE 12' 3" x 20' 9" (3.74m x 6.35m)

A dual aspect living room with Upvc double-glazed window to front and Upvc double-glazed floor to ceiling to rear. Fitted carpet, natural stone fireplace with log burner, coved ceiling and radiators. Door through to conservatory.

#### CONSERVATORY 9' 3" x 11' 9" (2.84m x 3.60m)

Upvc double-glazed wood effect conservatory with sliding doors to side garden. Tiled floor, power and lighting.

#### LIVING ROOM

Upvc double-glazed window to front, fitted carpet, coved ceiling and radiator.

#### KITCHEN 12' 4" x 10' 9" (3.78m x 3.28m)

Fitted floor and wall oak units comprising cupboards and drawers, worktop over with 1 1/2 sink drainer with mixer tap over and tiled splash back. 5 ring gas hob with cooker hood over, electric oven and grill. integrated dishwasher, space for fridge. Tiled floor, Upvc double-glazed window to rear. Inset ceiling spotlights, coved ceiling and radiator.

#### DINING AREA 9' 2" x 16' 4" (2.80m x 5.00m)

Upvc double-glazed bay window to front, fitted carpet and two wall lights.

#### UTILITY AREA 9' 3" x 8' 6" (2.83m x 2.60m)

Worktop with space and plumbing for washing machine under and cupboards, tiled floor, Upvc double-glazed sliding doors to rear garden.

### FIRST FLOOR

#### LANDING

Spacious landing with Upvc double-glazed window to rear, fitted carpet, attic access. Airing cupboard with 'Worcester' gas combi boiler.

#### BEDROOM ONE 12' 3" x 15' 10" (3.74m x 4.85m)

A large double bedroom with Upvc double-glazed window to front with views over the front garden and the surrounding countryside, glazed panel door to en suite. Built-in range of wardrobes, dressing table and drawers. Fitted carpet, coved ceiling and inset ceiling spotlights and radiator.

### EN SUITE 11' 9" x 3' 8" (3.59m x 1.12m)

A white suite comprising large shower cubicle with multi jets and glazed shower screen, wash hand basin set within vanity unit with cupboards under, bidet and low-level WC. Heated chrome towel rail, tiled floor and walls, Upvc obscured double-glazed window to rear, inset ceiling spotlights and coved ceiling.

### BEDROOM TWO 10' 2" x 12' 5" (3.12m x 3.79m)

Upvc double-glazed window to rear overlooking rear garden, built-in wardrobe, fitted carpet, coved ceiling and radiator.

### BEDROOM THREE 10' 4" x 12' 5" (3.16m x 3.80m)

Upvc double-glazed window to front with views over the front garden and the surrounding countryside, fitted carpet, built-in wardrobe, coved ceiling and radiator.

### BATHROOM 8' 1" x 6' 5" (2.47m x 1.97m)

A white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin set within vanity unit with cupboards under, low-level WC, Vinyl flooring, tiled walls, heated towel rail, Upvc obscured double-glazed window to front.

### OUTSIDE

#### Front

The property is set within a large plot of approximately half an acre of beautiful landscaped gardens with mature shrubs and flower borders and lawns. The property is access from Grange Avenue via electric gates and separate pedestrian gate to a private driveway with gravelled turning circle giving access to the garage and covered parking for two cars. Garage with up and over door. A newly built double garage with electric roller shutter doors, power and lighting, separate workshop area with separate pedestrian door.

### Rear and Side

Laid to lawn with mature flower and shrub borders, two paved patios, aluminium framed greenhouse, timber shed to side and outside water supply and water feature.

### COUNCIL TAX

We are verbally informed by the Vale of Glamorgan council that the property is within Band G.

### POST CODE

CF5 6AR

### MEASUREMENTS

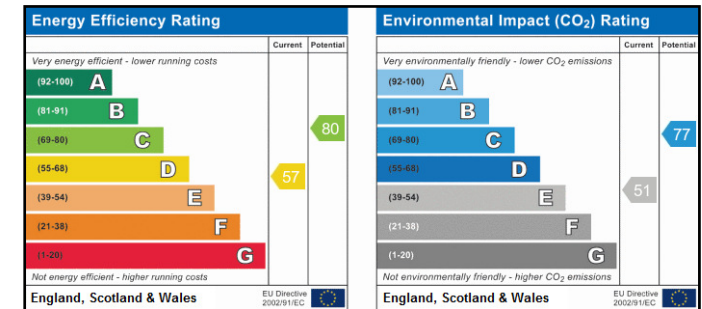
All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

### ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

### PROCEEDS OF CRIME ACT 2002

Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



### Chartered Surveyors, Auctioneers and Estate Agents

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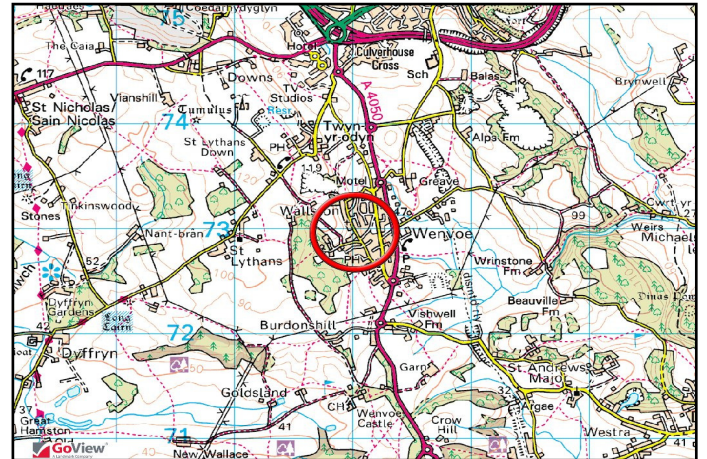
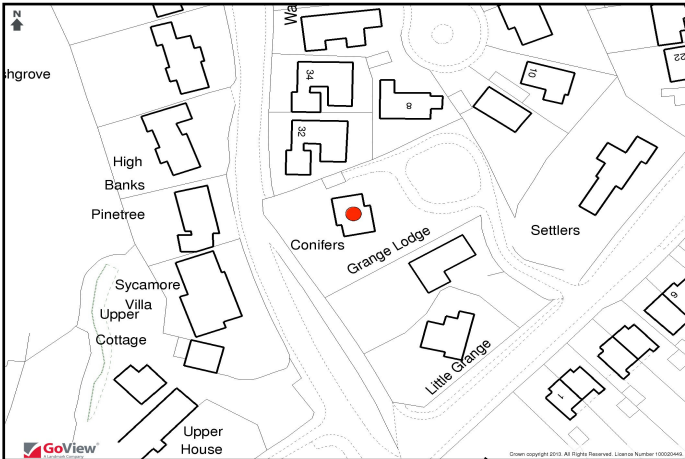
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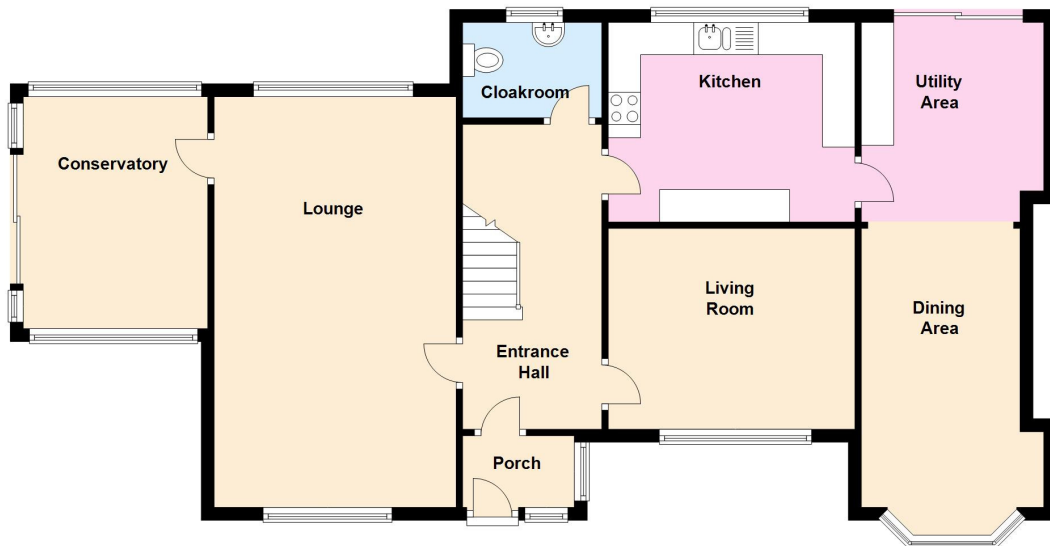






### Ground Floor

Approx. 95.7 sq. metres (1030.6 sq. feet)



### First Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



Total area: approx. 160.9 sq. metres (1732.0 sq. feet)

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