

Orchard House, Port Road

Wenvoe, Vale of Glamorgan, CF5 6DF

Watts & Morgan



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Offers In Excess Of £799,950
Freehold

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms

A versatile, architecturally designed by Barry Mayled, five bedroom family home set in an exclusive cul-de-sac. Situated in the desirable village of Wenvoe and conveniently located to local amenities, transport links, Cardiff City Centre and the M4 Motorway. In catchment for Gwenfo primary and St Cyres & St. Richard Gwyn secondary schools. Designated as a 'Positive Building' within the Wenvoe conservation area, the accommodation briefly comprises; entrance hall, living room, sitting room/study, dining room, kitchen/breakfast room, utility room, and downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, second double bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a large block paved driveway providing off-road parking for several vehicles, beyond which is a double garage. Beautifully landscaped wrap around gardens.

Directions
Cardiff City Centre – 6.1 miles
M4 Motorway – 4.9 miles

Your local office: Penarth
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Ground Floor

Entered via a composite door with a stained glass insert and double-glazed side panels into a large, welcoming hallway benefitting from wood effect herringbone Luxury Vinyl Tile (LVT) flooring, recessed ceiling spotlights, a large recessed storage cupboard and an open, carpeted staircase leading to the first floor.

The spacious, dual aspect living room benefits from carpeted flooring, a central feature log burner with a Cotswold stone surround and hearth, a uPVC double-glazed window to the front elevation and a set of uPVC double-glazed sliding doors providing access to the garden.

The study/sitting room is a versatile space and benefits from carpeted flooring and a uPVC double-glazed window to the side elevation.

The generous dining room benefits from wood effect herringbone LVT flooring and a uPVC double-glazed bay with a set of French doors providing further access to the garden.

The kitchen/breakfast room enjoys tiled flooring, recessed ceiling spotlights and a uPVC double-glazed bay window to the side elevation. The kitchen showcases a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a ‘Hotpoint’ electric oven/grill and a ‘Gorenje’ four-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from matching upstands, a glass splash-back, a bowl and a half composite sink with a mixer tap over and a uPVC double-glazed window.

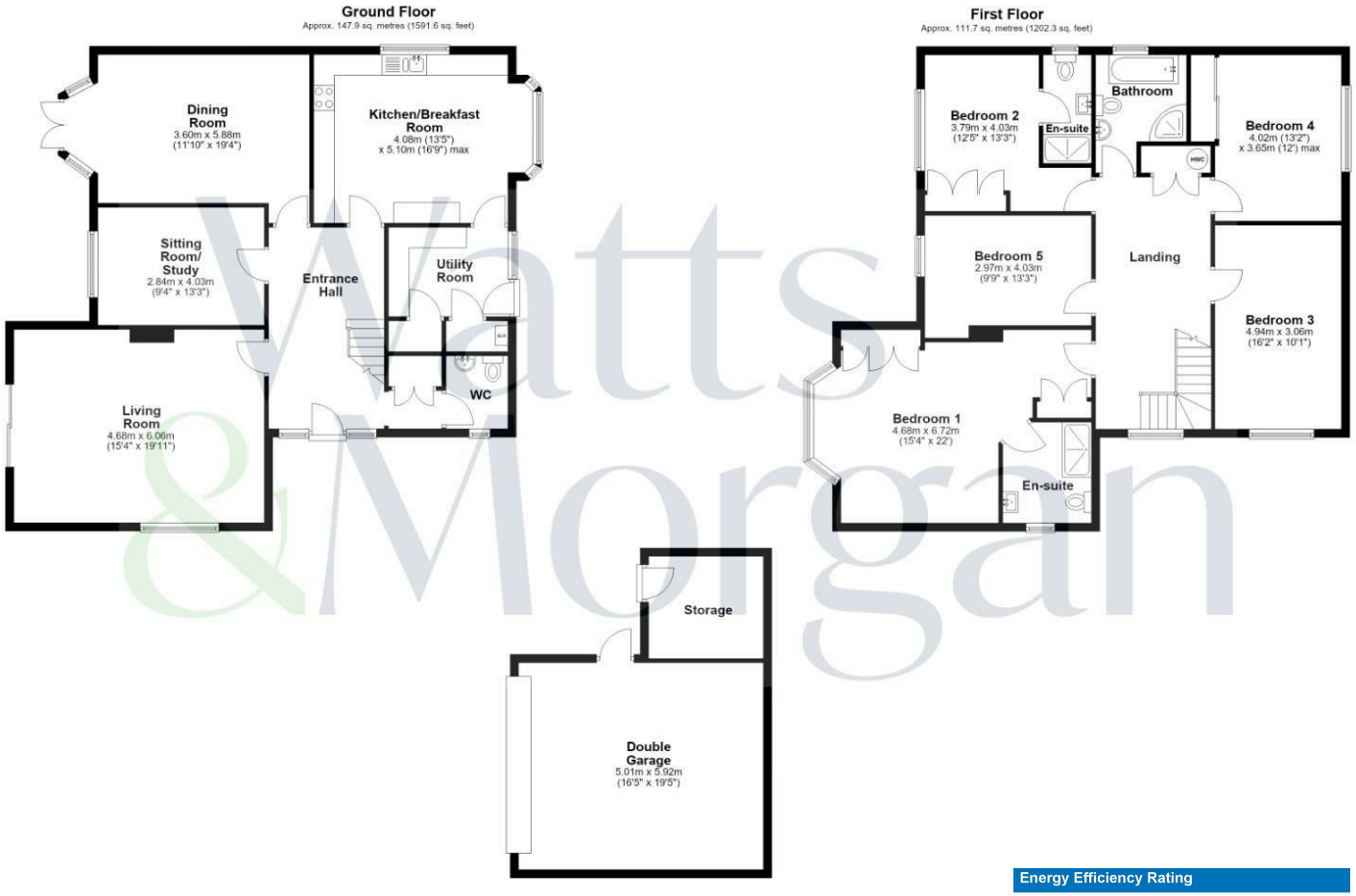
The utility room has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from continuation of tile flooring, matching upstands, a partially tiled splash-back, a stainless steel sink with a mixer tap over, a uPVC double-glazed window with built-in blinds, a partially glazed uPVC door with built-in blinds providing access to the side elevation and two large storage cupboards; one of which housing the wall-mounted ‘Worcester’ boiler, radiator and drying racks.

The cloakroom serving the ground floor accommodation has been fitted with a two-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from wood effect herringbone LVT flooring, dado rails, partially tiled walls/splash-back and an obscure uPVC double-glazed window to the front elevation.

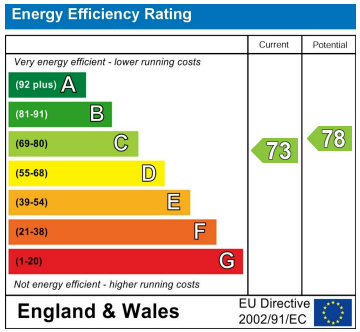
First Floor

The first floor landing enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder, a hatch with a built-in ladder providing access to the partially boarded loft space and a uPVC double-glazed window to the front elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted 'Sharps' wardrobes and a uPVC double-glazed bay window with a built-in bench/seat over-looking the garden. The en-suite has been fitted with a three-piece white suite comprising; a large shower cubicle with a thermostatic power shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect laminate flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator, a wall-mounted anti-steam mirror with built-in lighting and a uPVC double-glazed window to the front elevation.



Total area: approx. 259.6 sq. metres (2794.0 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a fitted 'Sharps' wardrobe unit and a uPVC double-glazed window. The en-suite has been fitted with a three-piece white suite comprising; a shower cubicle with a thermostatic power shower over, a floating wash hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and a uPVC double-glazed window.
Bedroom three is another spacious double bedroom benefitting from carpeted flooring, a freestanding wardrobe and a uPVC double-glazed window.
Bedroom four is a further double bedroom and benefits from carpeted flooring, a recessed fitted 'Sharps' wardrobe with sliding doors and a uPVC double-glazed window.
Bedroom five is a double bedroom and benefits from carpeted flooring and a uPVC double-glazed window.
The family bathroom has been fitted with a four-piece white suite comprising; a corner shower cubicle with a thermostatic power shower over, a panelled bath and a wash hand basin and a WC fitted within a vanity unit. The bathroom further benefits from wood effect laminate flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator, a wall-mounted anti-steam mirror with built-in lighting and a uPVC double-glazed window.

Garden & Grounds

Orchard House is approached off the road via a shared access onto a private block paved driveway providing off-road parking for several vehicles, beyond which is a detached double garage.
The garage benefits from full electrical connections, an electric roller door, a 'Belfast' sink with hot and cold running water, automatic lighting, a wall-mounted EV charger point and a partially boarded attic with electric connections and lighting.
Adjacent to the garage is a garden store room with full electrical connections, lighting and fitted shelving.
The landscaped front garden is predominantly laid to lawn with a variety of mature shrubs, borders and trees.
The beautifully landscaped, wraparound gardens are predominantly laid to lawn with a variety of mature shrubs, borders and trees including several Japanese Acers. Two large patio area provides ample space for outdoor entertaining and dining.
The rear garden further benefits form a block paved path providing access to the gates providing access into Wenvoe Village.

Additional Information

Freehold.
All mains services connected.
Council tax band 'H'.
EPC rating 'C'.

The property also benefits from an intruder alarm, a CCTV system and outside security lighting.



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