

FOR SALE



Picca Close

Wenvoe, Cardiff, CF5 6XP

WENVOE, CARDIFF

Picca Close

Wenvoe, Cardiff, CF5 6XP

ASKING PRICE

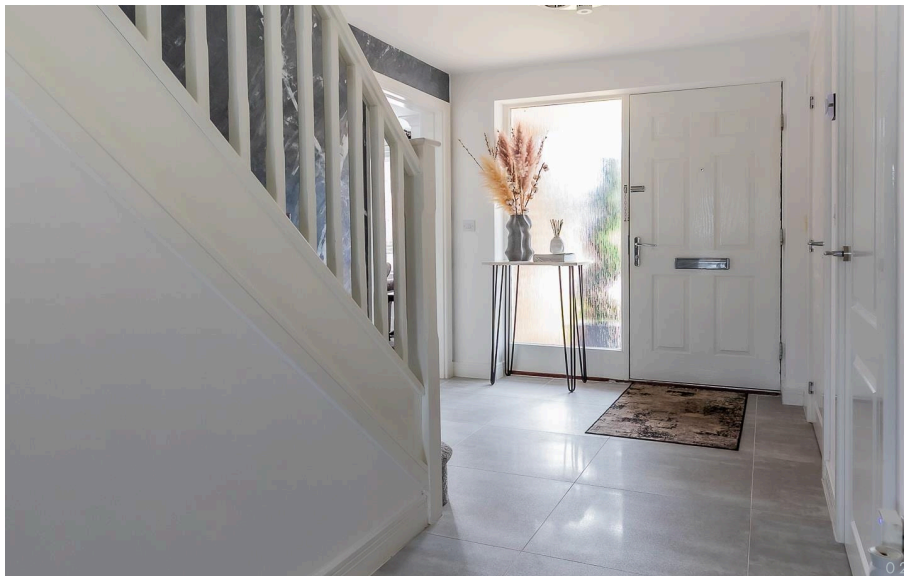
£575,000

4 BEDROOMS

4 BATHROOMS

2 RECEPTIONS

1,753 SQ FT





A beautiful four double bedroom family home perfectly positioned on this sought after development



LUKE TREZISE
SALES VALUER · PENYLAN



THE PROPERTY

Nestled in the charming area of Picca Close, Wenvoe, Cardiff, this impressive detached family home offers a perfect blend of comfort and modern living. Spanning an expansive 1,753 square feet, the property boasts a games room, open plan kitchen living space & four generously sized double bedrooms, two of which feature their own ensuite bathrooms, ensuring ample space and privacy for the entire family.

As you enter, you are greeted by two inviting reception rooms that provide versatile spaces for relaxation and entertainment. The open plan living area is a highlight of the home, creating a seamless flow between the kitchen and living spaces, ideal for family gatherings and social occasions.

The property is set on a large plot, overlooking picturesque green space, which enhances the sense of tranquillity and connection to nature. The beautifully landscaped rear garden is perfect for outdoor activities or simply enjoying the fresh air in a serene environment.

Conveniently located close to local amenities, this home offers easy access to shops, schools, and recreational facilities, making it an ideal choice for families seeking both comfort and convenience. With its spacious layout, modern features, and delightful surroundings, this property is a wonderful opportunity for those looking to settle in a vibrant community.

KEY FEATURES

PERFECT FAMILY HOME

GAMES ROOM

LANDSCAPED REAR GARDEN

FOUR DOUBLE BEDROOMS

FAMILY BATHROOM & TWO ENSUITES

OPEN PLAN LIVING

NO CHAIN

PAVED DRIVEWAY





INSIDE



OWNERS' COMMENTS

Spacious bedroom, biggest plot on the estate with huge garden front and back. Two bedrooms with ensembles and lots of storage space. Opposite a protected tree which gives a lovely view throughout the year.

THE OWNERS
WENVOE, CARDIFF



ACCOMMODATION

SCHOOL CATCHMENT

Gwenfo Church in Wales Primary School (Community/Local Catchment for the Wenvoe area) Peterston-Super-Ely Church in Wales Primary School (Feeder/Catchment variant depending on exact plot line) Secondary School: St. Cyres Comprehensive School (Penarth / Vale of Glamorgan authority)

LIVING ROOM	3.73m x 5.49m
KITCHEN	3.78m x 4.11m
SITTING ROOM	3.40m x 3.73m
GAMES ROOM	3.35m 3.53m
BEDROOM	3.73m x 4.14m
BEDROOM	4.70m x 2.95m
BEDROOM	4.70m x 3.23m
BEDROOM	3.73m x 2.84m
REAR GARDEN	
<i>Newly landscaped</i>	
GARAGE	
<i>Partly converted</i>	

FLOORPLAN

Picca Close

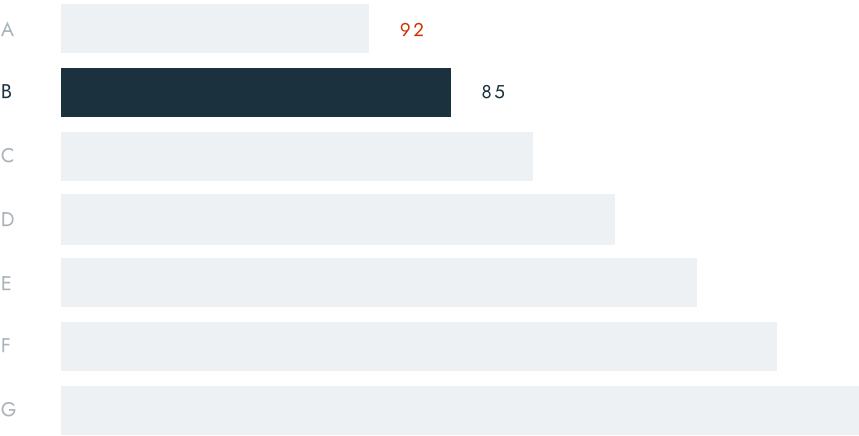


Total Area: 186.7 m² ... 2010 ft²

All measurements are approximate and for display purposes only

Energy efficiency

Currently band B, with the potential to reach band A.



Rating 85 · potential 92. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE
INTERNAL AREA	1,753 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,719 A YEAR <i>Vale of Glamorgan Council, 2026/27 estimate</i>
EPC RATING	85 · POTENTIAL 92

COME AND SEE IT

Arrange a viewing

*Our Penylan team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Luke Trezise

SALES VALUER

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU