

**FOR SALE**

Offers in the Region Of £229,950 Leasehold



# The Old Rectory, Old Port Road, Wenvoe, Cardiff. CF5 6AN

- STYLISH 1 BEDROOM GROUND FLOOR APARTMENT with LEVEL ACCESS
- LOCATED WITHIN PRIVATE GROUNDS
- CONVERTED FROM THE OLD RECTORY GRADE II LISTED BUILDING
- OPEN-PLAN MODERN LIVING
- SIGMA 3 FITTED KITCHEN with QUARTZ WORK SURFACES & INTEGRATED APPLIANCES
- MODERN BATHROOM SUITE
- DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- VISITOR SPACE
- LEASEHOLD - 121 YEARS REMAINING



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## PROPERTY DESCRIPTION

Welcome to this charming one-bedroom ground floor apartment, perfectly nestled in the desirable village of Wenvoe. This Grade II Listed Building has been converted to these luxury apartments from The Old Rectory and is Ideal for first-time buyers, professionals, or those seeking a peaceful retreat, this property combines comfort and convenience with a warm, inviting atmosphere. Situated in a quiet residential area, the apartment offers a wonderful blend of village life with easy access to nearby Cardiff and the M4 corridor.

The Apartment comprises in brief; Communal Entrance, Door into the Entrance Hallway, Open-Plan Sigma 3 Kitchen/Dining & Living Room, A Double Bedroom, & a Stylish Bathroom Suite. Allocated Parking Space to Front, and an Outside Communal Garden Area with Seating.

EARLY VIEWING IS HIGHLY RECOMMENDED - CALL US ON 02920 204 555

EPC RATING = D. COUNCIL TAX BAND = D.

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## ROOM DESCRIPTIONS

### Property Particulars

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Step inside to discover a bright and spacious reception room that effortlessly serves as a welcoming living area. Large windows bathe the room in natural light, creating an airy and relaxing space perfect for unwinding after a busy day or entertaining guests. The neutral décor provides a blank canvas to personalise with your own furnishings and style. With ample room for a dining table, this reception room truly is the heart of the home.

The kitchen is both practical and stylish, thoughtfully designed with plenty of storage cupboards and sleek work surfaces that make meal preparation a joy. Equipped with essential appliances, it offers everything you need for daily living, whether you're a budding chef or simply enjoy simple home-cooked meals. The kitchen's efficient layout maximises space while maintaining a cosy charm.

Retreat to the comfortable double bedroom, which boasts generous proportions and a peaceful ambience. This tranquil space is perfect for restful nights and lazy weekend mornings. With built-in storage solutions, the room helps keep clutter at bay, ensuring a calm and organised environment. The bedroom's location at the rear of the property ensures extra privacy and quiet.

The bathroom complements the apartments clean and modern aesthetic, featuring contemporary fittings and a fresh, bright décor. Whether you prefer a refreshing morning shower or a relaxing bath, this well-presented bathroom caters to your needs with convenience and style. Clean lines and neutral tones add to the feeling of spaciousness and comfort.

Additional benefits of this delightful flat include double glazing and central heating, ensuring warmth and energy efficiency throughout the year. The ground floor position makes access easy for all, and residents will appreciate the well-maintained communal areas and allocated parking.

Located in Wenvoe, this property offers a fantastic lifestyle opportunity. Enjoy scenic country walks, cosy local pubs, and a friendly community atmosphere. Excellent local amenities, including shops, schools, and transport links, are all within easy reach, making daily life effortless. For commuters, the nearby Cardiff City Centre is accessible within minutes by car or public transport.

This one-bedroom ground floor flat in Wenvoe presents a rare chance to

acquire a comfortable and well-located home. Whether you are looking for a solid first step onto the property ladder or a convenient base close to the city, this property ticks all the boxes. Arrange a viewing today and experience first hand the charm and potential that this lovely apartment has to offer.

### Entrance Hallway

Enter via Solid Wooden Fire Door, Luxury Vinyl Tile (LVT) Flooring, Wall Mounted Video Door Entry System, 2x Ceiling Mounted Smoke Alarms and Sprinkler Systems. Doors to; Large Storage Cupboard and Separate Boiler/Airing Cupboard, Kitchen/Dining/Living Room,

### OPEN-PLAN Sigma 3 Kitchen/Dining & Living Room - 15' 2" x 19' 11" (4.62m x 6.07m)

Luxury Vinyl Tile (LVT) Flooring (Oak Effect), Sigma 3 Fitted Kitchen, with Integrated Appliances, including a 'Blanco' Fridge-Freezer, Amica Dishwasher, AEG Induction Hob & Extractor Hood Over, Neff Fan Assisted Electric Oven with Slide Away Oven Door, Washer/Dryer, Matching Wall & Base Units with Quartz Work Surfaces Over, Matching Upstands & Hob Splashback, Central Island/Breakfast Bar with Quartz Surfaces, Inset Stainless Steel Sink with Drainer to Quartz Surface and Chrome Mixer Tap Over.

Living & Dining Area are Open-Plan with 2x Sash Double Glazed Windows Facing the Front, 2x Vertical Bar Radiators with Smart (Wi-Fi Enabled) Thermostats. Inset Spotlights to Ceiling, Mains Operated Smoke Alarm and Sprinkler System.

### Double Bedroom - 10' 8" x 11' 4" (3.25m x 3.45m)

Fitted Carpet, 2x Sash D/g Windows to Front, Vertical Bar Radiators with Smart (Wi-Fi Enabled) Thermostats. Inset Spotlights to Ceiling and Sprinkler System.

### Bathroom Suite - 7' 1" x 7' 7" (2.16m x 2.31m)

3-Piece White Matching Suite with Matte Black Fittings, Tiled Floors & Walls, Bath with Mixer Tap and Thermostat Mixer Shower Over, Dual Rainfall & Handheld Shower Heads, Glass Shower Screen, Feature Circular Wash Hand Basin with Hot and Cold Taps Over Set in Vanity Drawers, Wall Mounted Mirror with Light, Close-Coupled W.c, 2x Obscured D/g Windows to Rear, Ladder/Towel Radiator, Ceiling Mounted Extractor Fan & Inset Spotlights.

### Garden & Grounds - ENCLOSED

Enter the Grounds via Old Port Road. Communal Garden and an Allocated Parking Space. There is also a Visitor Space marked V.

### Parking - Allocated Space No. 3 to Front of Building.



## MATERIAL INFORMATION

**Council Tax:** Band D

N/A

**Parking Types:** Allocated.

**Heating Sources:** Double Glazing. Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL. Cable. FTTC. FTTP.

**Accessibility Types:** Level access.

**EPC Rating:** D (64)

**Annual Service Charge:** £2,304.00

**Has the property been flooded in last 5 years?**

No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** Yes

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No

### Mobile Signal

Fibre Broadband - Sky TV - Digital Aerial

121 Years Remain on the Lease with the Service Charges Currently £192 Per Month & £0 Ground Rent.

Western Permanent Properties

### Construction Type

THE OLD RECTORY CONVERSION





