

# The Overview

Property Name:  
**Bryn Awel**  
**27 Vennwood Close**  
**Wenvoe**  
**Cardiff**  
**CF5 6BZ**

Price:  
**£425,000**

Qualifier:  
**Asking price**

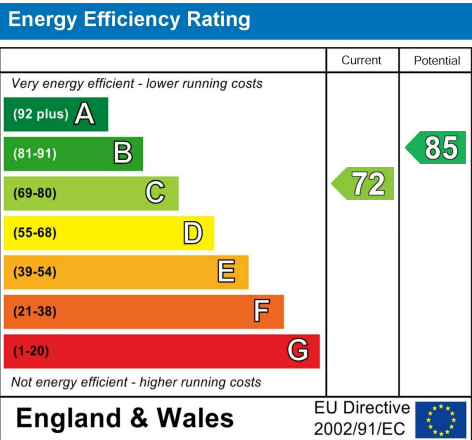
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**1**

**1**

**C**

# The EPC



# The Bullet Points

- No Onward Chain
  - Cosy Living Room with Fireplace
  - Main Bedroom with En-Suite Toilet
  - Modern Family Shower Room
  - Expansive Garden with Decking & Lawn
- Three-Bedroom Semi-Detached Bungalow
  - Utility Room with Extra Storage
  - Patio Doors Leading to Rear Garden
  - Large Driveway with Ample Parking
  - Garage Providing Additional Storage



# The Main Text

## No Onward Chain

Venwood Close, Wenvoe, is a charming three-bedroom semi-detached bungalow with spacious and versatile living accommodations, perfect for various buyers. With a large driveway providing ample parking, this well-presented home combines practicality with comfort.

Enter the conservatory before you are welcomed into a bright, airy hallway. The generous kitchen/diner is well-equipped with wooden cupboards, white worktops, and plenty of storage and preparation space. Integrated appliances enhance the modern and seamless design of this functional space.

The living room is a lovely size, featuring a cosy fireplace and patio doors that open onto the front of the property, allowing plenty of natural light to fill the room. A separate utility room provides additional worktop space, a sink, and room for extra appliances, with a door leading conveniently to the side of the garden.

There are three well-proportioned bedrooms, each offering benefits. The main bedroom features an en-suite toilet and patio doors leading directly to the rear garden, creating a private and peaceful retreat. The second bedroom also has access to the garden, while the third bedroom includes fitted wardrobes and patio doors opening to the garden. A modern family shower room completes the interior.

The large rear garden is a fantastic space. It features a decking area perfect for outdoor dining, a stoned section, and a well-maintained lawn, making it ideal for relaxing or entertaining. A garage within the garden provides excellent storage.

## Additional Information

Type of home: Semi-Detached Bungalow

Tenure: Freehold

Borough: Vale of Glamorgan

Council tax band: F

EPC Rating: C

## Local Area

Wenvoe is a charming and peaceful village offering a wonderful blend of countryside living with easy access to local amenities. The area is surrounded by scenic walking trails and green spaces, including the beautiful Wenvoe Woods, perfect for outdoor enthusiasts. The village has a strong sense of community, with local shops, cosy pubs, and recreational facilities providing a welcoming atmosphere. Wenvoe also boasts historic landmarks such as Wenvoe Castle and its picturesque golf course, adding to its appeal. With a range of leisure opportunities and a friendly village feel, Wenvoe is an ideal place to call home.

## Schools

The area benefits from a selection of well-regarded schools catering to different age groups, providing families with excellent educational options. These schools are known for their supportive learning environments, strong community involvement, and good facilities. Focusing on academic achievement and personal development, local schools offer a well-rounded education, including extracurricular activities encouraging creativity, sports, and personal growth. The availability of primary and secondary education within easy reach makes this an appealing location for families looking for quality schooling in a friendly and welcoming community.

## Local Transport

Wenvoe offers convenient transport links, making accessing nearby towns and cities easy. The area is well-connected by road, with significant routes providing a straightforward drive to Cardiff and surrounding areas. Reliable bus services operate locally, offering regular connections for commuters and residents. For those who travel further afield, there are accessible rail links in nearby towns, providing direct routes to Cardiff, Barry, and beyond. With a good balance of rural tranquility and connectivity, Wenvoe is well-suited for those seeking both convenience and a peaceful village setting.

## Material Information Property Reports

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved

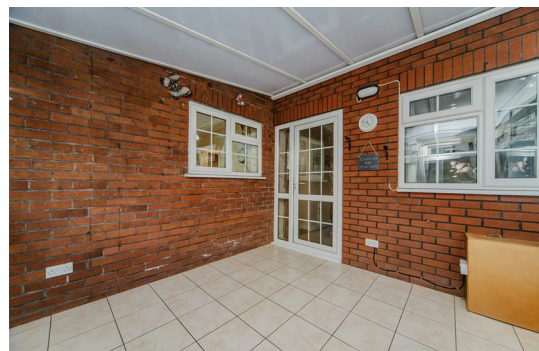


*Bryn Awel, 27 Vennwood Close, Wenvoe, Cardiff, CF5 6BZ*



# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.





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# The Floorplan



**Floor Plan**  
Floor area 114.9 m<sup>2</sup> (1,237 sq.ft.)

TOTAL: 114.9 m<sup>2</sup> (1,237 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# The Map

