



Little Orchard Port

£425,000

- COUNCIL TAX BAND - G
- NO CHAIN
- DETACHED BUNGALOW
- DRIVEWAY MULTIPLE VEHICLES
- COUNTRYSIDE VIEWS
- EXCELLENT POTENTIAL
- EPC Rating: E



 5
  1
  2



About the property

PUBLIC NOTICE - Little Orchard, Port Rd, Wenvoe
CF5 6AB - We have received an offer of £450,000.
Any interested parties must submit any higher offers
in writing to the selling agent before an exchange
of contracts takes place.

Accommodation

Entrance Hallway

Bright and welcoming entrance hallway providing access to
all principal rooms.

Kitchen

11' 2" max x 10' 6" max (3.40m max x 3.20m max)

A good-sized kitchen with space for a dining table, currently
fitted with base and wall units. In need of modernisation, the
room offers excellent scope to redesign into a contemporary
open-plan kitchen/dining space, subject to requirements.

Lounge



18' 4" max x 13' 9" max (5.59m max x 4.19m max)

A generously sized reception room with a large window allowing plenty of natural light and enjoying views towards the garden and surrounding fields. A fantastic main living space with great proportions, now requiring refurbishment to realise its full potential.

Bedroom 3

12' 4" max x 11' 2" max (3.76m max x 3.40m max)

Another spacious double bedroom with side aspect. A bright room benefiting from good natural light, now ready for cosmetic improvement.

Bedroom 4

11' 2" max x 9' 2" max (3.40m max x 2.79m max)

A versatile third bedroom, ideal as a single room, home office or study. Offering flexibility for a range of uses, with scope for updating.

Family Bathroom

Currently fitted with a basic suite comprising bath, wash hand basin and WC. The room would benefit from full modernisation, offering an opportunity to create a stylish, contemporary bathroom.

Bedroom 1

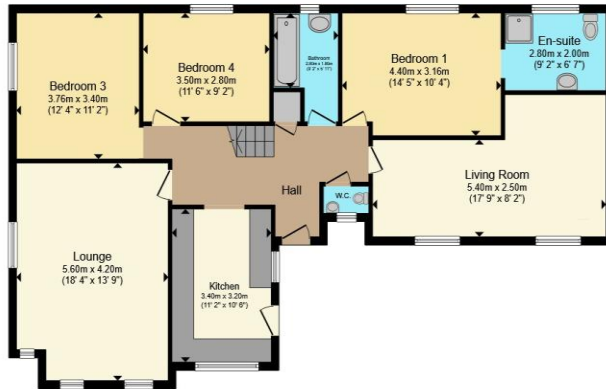
14' 5" x 10' 4" (4.39m x 3.15m)

02920 703799

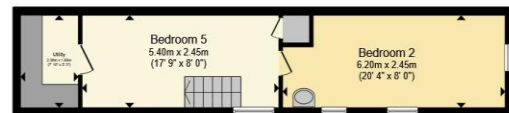
penarth@peteralan.co.uk



Floorplan



Ground Floor



First Floor

Total floor area 149.1 m² (1,604 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



Important Information

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