

3 Flat Holm Close

Sully, Vale of Glamorgan, CF64 5WJ

Watts & Morgan


BREAD

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£465,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious, four double bedroom detached family home situated in Cog Development in the sought after village of Sully. Conveniently located to Penarth town centre, Cardiff City centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, sitting room, study, open-plan kitchen/dining/living room and ground floor cloakroom/utility room. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking for several vehicles, beyond which is a detached single garage and a landscaped rear garden.







Directions

Penarth Town Centre – 3.9 miles

Cardiff City Centre – 5.9 miles

M4 Motorway – 9.1 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk







Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a welcoming hallway benefitting from wood effect luxury vinyl tile (LVT) flooring, a storage cupboard and a carpeted staircase leading to the first floor with an understairs storage cupboard.
The bay fronted sitting room benefits from continuation of LVT flooring, a set of wooden doors providing access to the kitchen/dining/living room and uPVC doubled glazed windows to the front elevation.
The study benefits from LVT flooring and a uPVC double-glazed window to the front elevation.
The open-plan kitchen/dining/living room enjoys continuation of LVT flooring and a set of uPVC double-glazed French doors with double-glazed side panels providing access to the rear garden. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral 'Zanussi' appliances to remain include; an electric oven/grill, a fridge/freezer, a 4-ring gas hob with an extractor fan over and a dishwasher. The kitchen further benefits from matching upstands, a stainless steel splash-back, a bowl and a half stainless steel sink with a mixer tap over, recessed ceiling spotlights, a cupboard housing the wall-mounted 'Ideal' combi boiler and a uPVC double-glazed window to the rear elevation.
The cloakroom/utility room serving the ground floor accommodation has been fitted with a range of base units with roll top laminate work surfaces. The cloakroom further benefits from LVT flooring, partially tiled walls, a ceramic sink with a mixer tap over, a WC, a washing machine, recessed ceiling spotlights and an extractor fan.

First Floor

The first floor landing benefits from carpeted flooring, a recessed storage cupboard and a hatch providing access to the loft space.
Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the front elevation.
Bedroom two is another spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the front elevation.
Bedroom three is another double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and a uPVC double-glazed window to the rear elevation.
Bedroom four is a further double bedroom and enjoys carpeted flooring and a uPVC double-glazed window to the rear elevation.
The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with an electric shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the rear elevation.

Garden & Grounds

3 Flat Holm Close is approached off the street onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage with up and over door.

The landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. A patio area provides ample space for outdoor entertaining and dining.

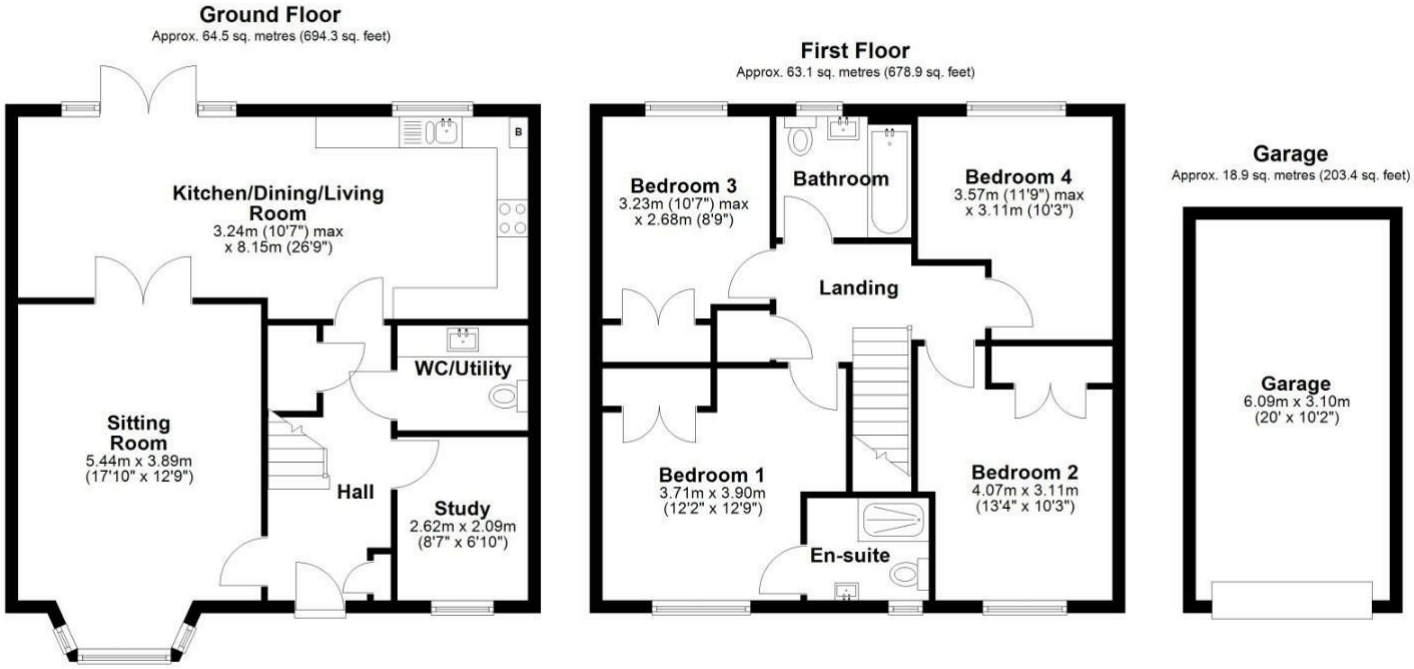
Additional Information

All mains services connected.

Freehold.

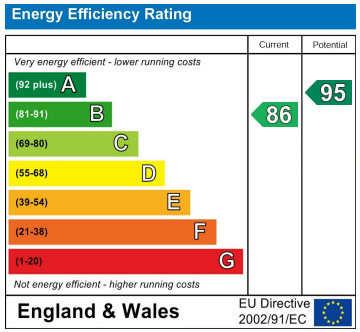
Council tax band 'F'.

EPC rating 'B'.



Total area: approx. 146.5 sq. metres (1576.6 sq. feet)





Scan to view property

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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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