



12 Elworthy Close
Penarth, CF64 5TT

Watts
& Morgan



12 Elworthy Close

Sully, Penarth, CF64 5TT

£495,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well presented, extended four bedroom detached family home situated in a quiet cul-de-sac in the desirable village of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, open plan kitchen/dining room, living room, conservatory, utility room, cloakroom. First floor landing, spacious primary bedroom with ensuite, three further generously sized bedrooms and a family bathroom. Externally the property benefits from a large frontage providing off-road parking for several vehicles, a larger than average garage and a private, landscaped rear garden with a swimming pool. Being sold with no onward chain. EPC Rating "TBC".



Directions

Penarth Town Centre – 3.4 miles
Cardiff City Centre – 7.0 miles
M4 Motorway – 9.2 miles



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Summary of Accommodation

Entered via a partially glazed uPVC door into a welcoming hallway benefiting from tile effect vinyl flooring, a carpeted staircase leading to first floor landing, two recessed storage cupboards and a a uPVC double glazed window to the side elevation.

The open plan kitchen/dining room is the focal point of the home. The kitchen showcases a range of base and wall units with granite work surfaces. Integral appliances to remain include: a 'Kenwood' gas hob range cooker, space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, an inset bowl and a half sink with mixer tap, a large island unit with breakfast bar, two uPVC double glazed windows to front and rear elevation and a cupboard house the 'Worcester' central heating boiler. The dining room enjoys laminate wood effect flooring, two uPVC double glazed windows to the rear elevation and a partially glazed uPVC door provides access into the utility room.

The utility room benefits from tiled flooring, uPVC double glazed windows to the side and rear elevation with a uPVC glazed door providing access to the rear garden. Space and plumbing has been provided for freestanding white goods.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a WC and a wash-hand basin. The cloakroom further benefits from continuation of tiled flooring, a partially tiled splashback and an obscured uPVC double glazed window to the rear elevation.

The living room enjoys a central feature gas fireplace with a marble hearth and surround, a uPVC double glazed window to the front elevation and aluminum double glazed sliding doors provide access into the conservatory.

The conservatory is a versatile room which enjoys laminate wood effect flooring and uPVC double glazed window to the side and rear elevations with French doors providing access to the rear garden.

The first floor landing enjoys carpeted flooring, a uPVC double glazed window to the front elevation, a loft hatch providing access to loft space and recessed airing cupboard housing the hot water cylinder.

The primary bedroom is a generously sized double bedroom which enjoys carpeted flooring, a range of fitted wardrobes and uPVC double glazed windows to the front and rear elevations. The ensuite has been fitted with a 3-piece white suite comprising: a WC, a pedestal wash-hand basin set within a vanity unit and a glass shower cubicle with a 'Mira Sprint' electric shower over. The ensuite further benefits from continuation of carpeted flooring, partially tiled splashback, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

Bedroom two is a generously sized double bedroom enjoying carpeted flooring, fitted wardrobes and uPVC double glazed window to the rear elevation.

Bedroom three is a spacious double bedroom which enjoys carpeted flooring, mirrored fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom four is a spacious single bedroom which enjoys carpeted flooring and a box bay uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising: a corner bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further enjoys vinyl flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the front elevation.



GARDEN & GROUNDS

12 Elworthy Close is approached off the road onto a partially tarmac and chipping driveway providing parking for numerous vehicles. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The private, rear garden is predominantly paved with a large patio area providing ample space for outdoor entertaining and dining. The rear garden also has a small swimming pool, pond and a large wooden store shed. The property also benefits from a larger than average garage with a manual up and over door.

Ground Floor

Approx. 111.4 sq. metres (1199.6 sq. feet)



Total area: approx. 170.6 sq. metres (1835.9 sq. feet)

ADDITIONAL INFORMATION

Freehold.

All mains services connected.

Council Tax Band "G" - We have been reliably informed the Council Tax is £3,447.77 per annum.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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