22 Melrose Walk

Sully, CF64 5WD

Watts & Morgan

22 Melrose Walk

Sully, Vale of Glamorgan, CF64 5WD

£450,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, four bedroom detached family home situated in the ever popular Cog Development in the village of Sully. Conveniently located to Penarth town centre, Cardiff City centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, study, open-plan kitchen/dining room and ground floor cloakroom/utility room. First floor landing, spacious primary bedroom with en-suite, three further 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

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Ground Floor

Entered via a partially glazed composite door into a spacious and welcoming hallway enjoying tile effect luxury vinyl tile (LVT) flooring, recessed ceiling spotlights, two recessed storage cupboards and a carpeted staircase leading to the first floor with bespoke fitted storage drawers.

The living room benefits from continuation of LVT flooring and a set of uPVC double-glazed French doors with double-glazed side panels providing access to the garden.

The study is a versatile space enjoying LVT flooring and a uPVC double-glazed window to the front elevation.

The open-plan kitchen/dining room benefits from LVT flooring, recessed ceiling spotlights, a uPVC double-glazed window to the front elevation and a set of double-glazed French doors providing further access to the garden. The kitchen has been fitted with a range of wall and base units with marble effect laminate work surfaces. Integral appliances to remain include; a 'Zanussi' electric oven, a 5-ring gas hob with an extractor fan over, a 'Zanussi' fridge/freezer and an 'AEG' dishwasher. The kitchen further benefits from matching upstands, a bowl and a half stainless steel sink with a mixer tap over and a cupboard housing the wall-mounted 'Ideal' combi boiler.

The ground floor cloakroom/utility room has been fitted with a range of base units with marble effect laminate work surfaces. Integral appliances to remain include; a 'Zanussi' washing machine. The cloakroom further benefits from continuation of LVT flooring, a ceramic sink with a mixer tap over, a WC and an obscure uPVC double-glazed window to the rear elevation.

First Floor

The first floor landing enjoys carpeted flooring, a large recessed storage cupboard and a hatch with a built-in ladder providing access to the loft space.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed storage cupboards 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, tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double-glazed window to the front elevation.

Bedroom two is another double bedroom and enjoys carpeted flooring, a range of recessed storage cupboards and a uPVC double-glazed window to the front elevation enjoying countryside views.

Bedroom three, currently used as a home office, benefits from carpeted flooring and a uPVC double-glazed window to the rear elevation.

Bedroom four enjoys carpeted flooring, a range of recessed storage cupboards and a uPVC double-glazed window to the rear elevation.

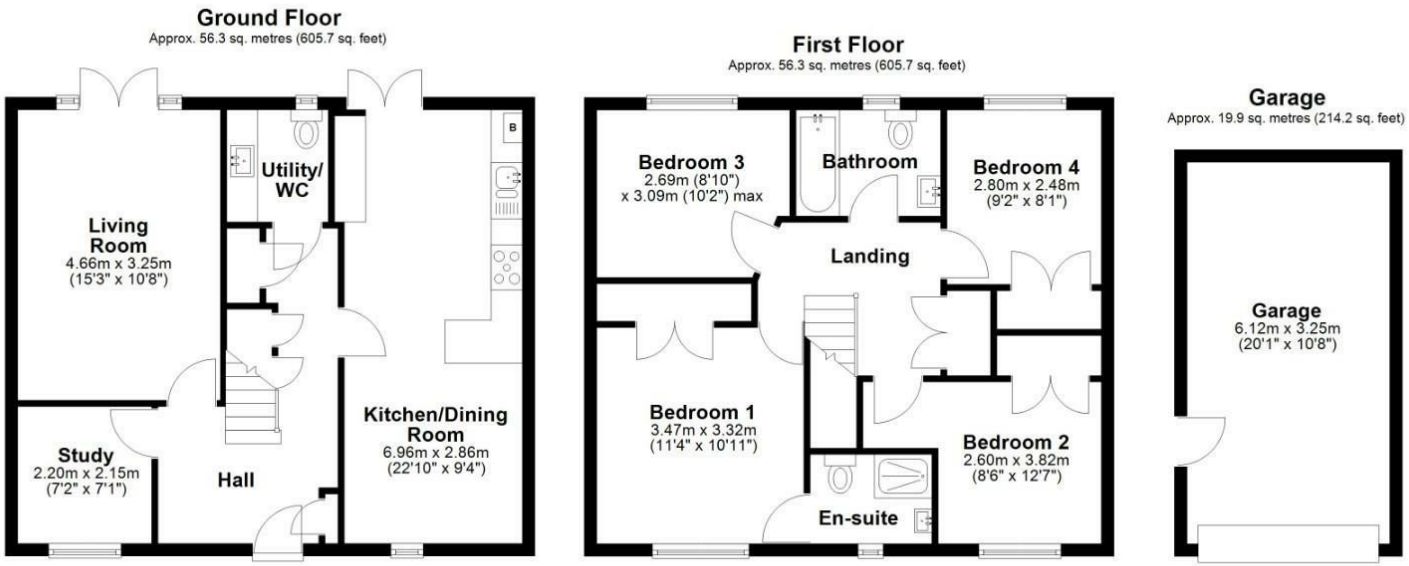
The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, an extractor fan, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the rear elevation.

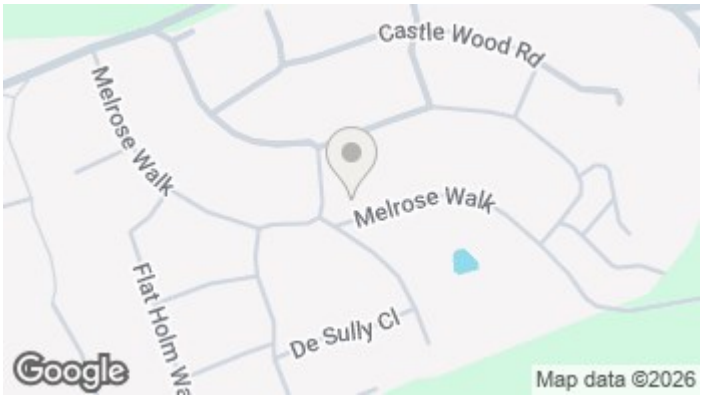
Gardens & Grounds

22 Melrose Walk is approached off the street onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached single garage with manual up and over door, pedestrian side access and full electrical connections. The private and enclosed rear garden is predominately laid to lawn, a patio area provides ample space for outdoor entertaining and dining.

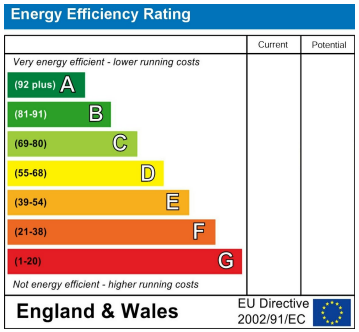
Additional Information

All mains services connected.
Freehold.
Council tax band 'F'.
EPC rating 'B'.





Total area: approx. 132.5 sq. metres (1425.7 sq. feet)



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