



10 Elworthy Close  
Sully, Vale of Glamorgan, CF64 5TT

Watts  
& Morgan





# 10 Elworthy Close

Sully, Vale of Glamorgan, CF64 5TT

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**£465,000 Freehold**

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented, spacious five bedroom detached family home situated in a quiet cul-de-sac in the popular village of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, open-plan living/dining room, kitchen, sitting room and ground floor cloakroom. First floor landing, primary bedroom with en-suite, three further double bedrooms, a single bedroom and a family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles and a landscaped rear garden. EPC rating 'TBC'.

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## 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

### Ground Floor

Entered via a partially glazed uPVC door into a porch benefitting from wood effect tiled flooring and uPVC double-glazed windows to the front elevation.

A second partially glazed wooden door leads into the open-plan living/dining room enjoying tiled flooring, a central feature 'Contura' log burner, a carpeted staircase leading to the first floor with a recessed understairs storage cupboard, a uPVC double-glazed box bay window with bespoke fitted window seat and log store to the front elevation and uPVC double-glazed bi-folding doors providing access to the rear garden. The kitchen showcases a range of wall and base units with composite work surfaces. Integral appliances to remain include; a fridge/freezer, a washing machine and a dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from continuation of tiled flooring, partially tiled splash-back, a feature Belfast sink with a mixer tap over, a wooden breakfast bar, a uPVC double-glazed window to the side elevation and a large uPVC double-glazed picture window to the rear elevation.

The sitting room enjoys carpeted flooring and a uPVC double-glazed box bay-window to the front elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a floating corner wash hand basin and a WC. The cloakroom further benefits from continuation of tiled flooring, tiled walls, an extractor fan and a wall-mounted chrome towel radiator.

### First Floor

The split first floor landing benefits from carpeted flooring, two recessed storage cupboards; one of which houses the wall-mounted 'Baxi' boiler and the hot water cylinder and two loft hatches providing access to loft space.

Bedroom one is a spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed corner window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a feature wash hand basin set within a vanity unit and a WC. The en-suite further benefits from tiled flooring, tiled walls, a wall-mounted chrome towel radiator, an extractor fan and an obscure uPVC double-glazed window to the side elevation. Bedroom two is a double bedroom and benefits from wood effect laminate flooring and a uPVC double-glazed window to the front elevation.

Bedroom three is another double bedroom benefitting from wood effect laminate flooring and a uPVC double-glazed window to the rear elevation.

Bedroom four is a further double bedroom and enjoys wood effect laminate flooring and a uPVC double-glazed window to the front elevation.

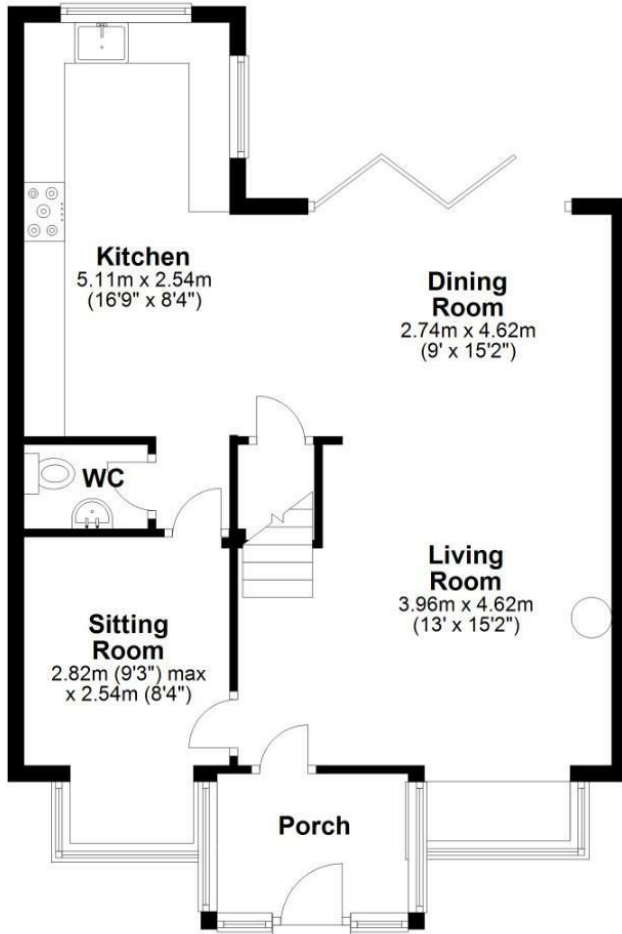
Bedroom five, currently used as a walk-in wardrobe, benefits from wood effect laminate flooring and a uPVC double-glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic handheld shower attachment, a feature wash hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls and an obscure uPVC double-glazed window to the rear elevation.



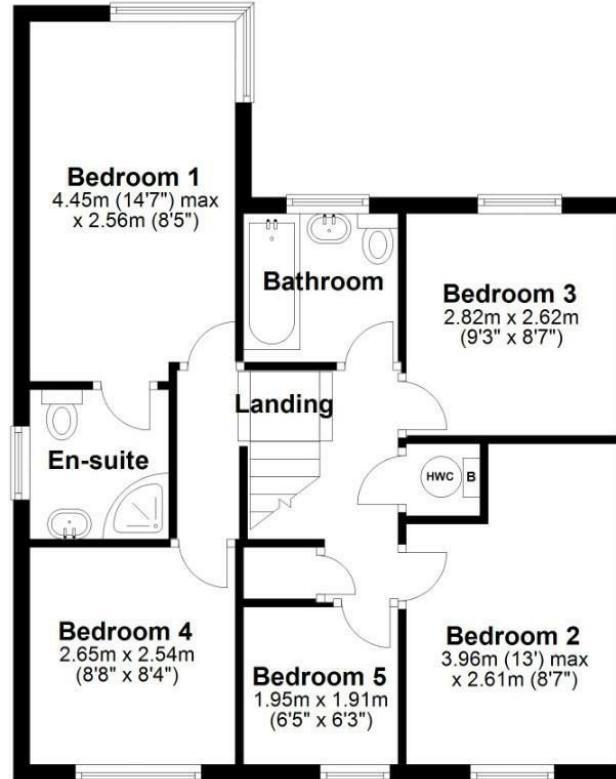
## Ground Floor

Approx. 61.3 sq. metres (659.3 sq. feet)



## First Floor

Approx. 56.0 sq. metres (602.9 sq. feet)



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)

## Garden & Grounds

10 Elworthy Close is approached off the road via a shared block paved driveway providing off-road parking for several vehicles. The enclosed rear garden is predominantly laid with artificial lawn with a variety of mature shrubs and borders, a patio area and a raised deck area provide ample space for outdoor entertaining and dining. The rear garden further benefits from a bespoke made bar area and brick built storage sheds.

## Additional Information

All mains services connected.

Freehold.

Council tax band 'G'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.





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