



38 Melrose Walk
Sully, Penarth, CF64 5WD

Watts
& Morgan



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£699,950 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An immaculately presented, four bedroom detached family home located in the popular Cog Development enjoying countryside views. Conveniently located to local amenities, Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Much improved to a high spec by the current owners, the accommodation briefly comprises; entrance hall, living room, kitchen/dining room, study and utility room/cloakroom. First floor landing, two spacious double bedrooms with en-suites and built-in wardrobes, two further double bedrooms and a family bathroom. Externally the property benefits from a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached double garage and a beautifully landscaped South-West facing rear garden with bespoke fitted garden room/bar. EPC rating 'B'.

Directions

Penarth Town Centre – 3.5 miles

Cardiff City Centre – 6.0 miles

M4 Motorway – 9.1 miles

Your local office: **Penarth**

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door with double-glazed side panels into a welcoming hallway benefitting from porcelain tiled flooring with under-floor heating and a carpeted staircase with a bespoke fitted shoe drawer and an under-stair cupboard with automatic lights and wall-mounted alarm panel.

The spacious dual aspect living room enjoys carpeted flooring, a bespoke fitted media wall with built-in electric fireplace, a uPVC double-glazed window to the front elevation enjoying countryside views and a set of uPVC double-glazed French doors with double-glazed side panels and built-in blinds providing access to the rear garden.

The study benefits from porcelain tiled flooring with under-floor heating, bespoke fitted desk units and a uPVC double-glazed window to the front elevation enjoying further countryside views.

The open-plan kitchen/dining room enjoys continuation of porcelain tiled flooring with under-floor heating, recessed ceiling spotlights, a feature pendant light and a set of uPVC double-glazed French doors with double-glazed side panels and built-in blinds providing further access to the garden. The kitchen showcases a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a 'Zanussi' fridge/freezer, an 'Electrolux' electric oven/grill, an 'Electrolux' 4-ring gas hob with an extractor fan over and a 'Zanussi' dishwasher. The kitchen further benefits from matching upstands, a stainless steel splash-back, feature under-counter lighting, a stainless steel bowl and a half sink with a mixer tap over, recessed ceiling spotlights, a cupboard housing the wall-mounted 'Ideal' boiler, and a uPVC double-glazed window to the rear elevation.

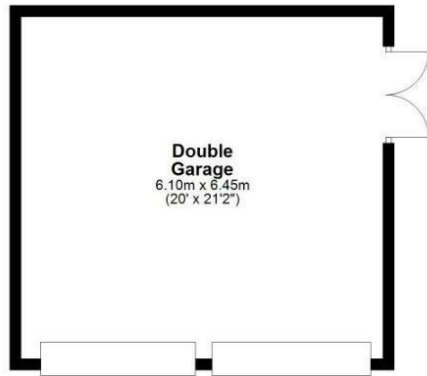
The utility room/cloakroom has been fitted with a range of base units with laminate work surfaces. Integral appliances to remain include; a 'Zanussi' washing machine. The utility room/cloakroom further benefits from porcelain tiled flooring, a ceramic sink with a mixer tap over, matching up-stands, recessed ceiling spotlights, a wall-mounted chrome towel radiator and a WC.



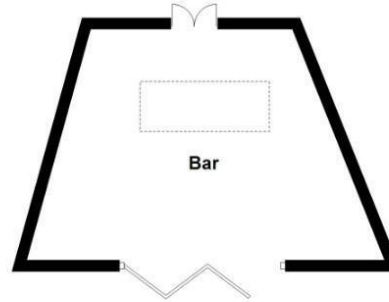
First Floor

The first floor landing benefits from carpeted flooring, a loft hatch with a built-in loft ladder providing access to the loft space and a uPVC double-glazed window to the front elevation. Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of recessed fitted wardrobes with automatic lights, a recessed storage cupboard with automatic lights, a feature ceiling fan and a uPVC double-glazed window to the rear 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, a wall-mounted chrome towel radiator and an obscure uPVC double-glazed window to the rear elevation.

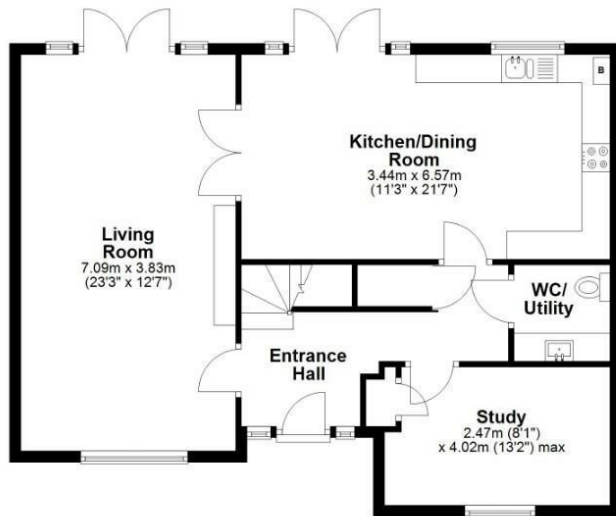
Garage
Approx. 39.3 sq. metres (423.5 sq. feet)



Garden Bar
Approx. 20.6 sq. metres (221.2 sq. feet)



Ground Floor
Approx. 75.7 sq. metres (814.4 sq. feet)



First Floor
Approx. 75.2 sq. metres (809.4 sq. feet)



Total area: approx. 210.8 sq. metres (2268.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(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	

Bedroom two is spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes with automatic lights, a recessed storage cupboard with automatic lights, a feature ceiling fan and a uPVC double-glazed window to the rear 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, a wall mounted chrome towel radiator and an obscure uPVC double-glazed window to the rear elevation.

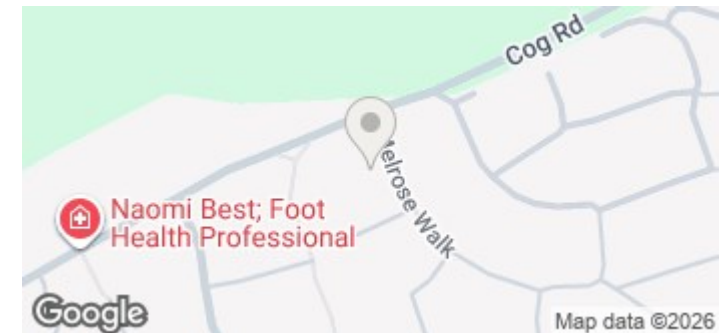
Bedroom three is another double bedroom enjoying carpeted flooring, a range of recessed wardrobes with automatic lights and a uPVC double-glazed window to the front elevation. Bedroom four is a double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the front elevation. The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic rainfall shower over and a handheld shower attachment, 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 side elevation.

Garden & Grounds

38 Melrose Walk is approached off the road onto a tarmac driveway providing off-road parking for several vehicles, beyond which is a detached double garage with remote controlled electric roller doors. The beautifully landscaped South-West facing rear garden is predominantly laid with artificial lawn with a variety of mature shrubs and borders, a porcelain tiled patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a number of outdoor electric sockets, lighting and an outside shower. The bespoke garden room/bar enjoys commercial grade wood effect laminate flooring, bespoke fitted seating, a bar area, recessed ceiling spotlights, full electrical connections, a roof lantern with a built-in blind, a uPVC double-glazed bi-folding door and a hidden door providing access to a separate garden area beyond the garden room/bar.

Additional Information

All mains services connected.
Freehold.
Council tax band 'G'.



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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