



40, Bassett Road  
Penarth, CF64 5HS

Watts  
& Morgan

# 40 Bassett Road

Sully, Penarth CF64 5HS

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**£420,000 Freehold**

3 Bedrooms | 1 Bathroom | 1 Reception Room

A beautifully presented and recently renovated, three bedroom detached bungalow situated at the head of a quiet cul-de-sac in the highly desirable village of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. In catchment for Sully primary, Stanwell Comprehensive and St. Cyres Comprehensive schools. Accommodation briefly comprises; entrance hall, living/dining room, kitchen, three double bedrooms and a shower room. Externally the property benefits from a driveway providing off-road parking for two vehicles beyond which is an attached single garage, beautifully landscaped low maintenance front and rear gardens, summerhouse and a utility area. Being sold with no onward chain.

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## Directions

Penarth Town Centre – 4.1 miles

Cardiff City Centre – 7.1 miles

M4 Motorway – 8.7 miles

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Your local office: Penarth

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## Summary of Accommodation

### Accommodation

Entered via a partially glazed uPVC door into a welcoming hallway benefiting from carpeted flooring, two recessed storage cupboards and a hatch with a built-in ladder providing access to the loft space.

The spacious living/dining room benefits from carpeted flooring, two ceiling light points with feature wall lighting, a uPVC double glazed window to the side elevation and a set of uPVC double glazed sliding doors providing access to the rear garden.

The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from concrete effect laminate flooring, partially tiled splashback, a bowl and a half stainless steel sink with a mixer tap over, a uPVC double glazed window to the side elevation and a double glazed uPVC door providing access to the side return allowing elevated sea views.

Bedroom one is a spacious double bedroom enjoying carpeted flooring, feature wall lighting and a uPVC double glazed window to the rear elevation.

Bedroom two is another double bedroom benefitting from carpeted flooring and a uPVC double glazed window to the front elevation enjoying elevated views.

Bedroom three is a further double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the front elevation with further views.

The shower room has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from a large walk-in shower/wet room with a thermostatic shower over, tiled flooring, tiled walls, a wall mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the rear elevation.

### Gardens & Grounds

40 Bassett Road is located at the head of a quiet cul-de-sac via a shared access onto a private driveway providing off-road parking for two vehicles, beyond which is an attached single garage with an up and over door.

The low maintenance landscaped front garden enjoys a variety of mature borders.

The enclosed rear garden is predominantly laid with patio tile providing ample space for outdoor entertaining and dining. The rear garden further benefits from a uPVC double glazed summerhouse providing additional reception space and a variety of mature shrubs and borders. Located within the rear garden is a versatile utility space with space and plumbing provided for freestanding white goods, a wash-hand basin and a wall mounted combi boiler.

### Additional Information

All mains services connected.

Freehold.

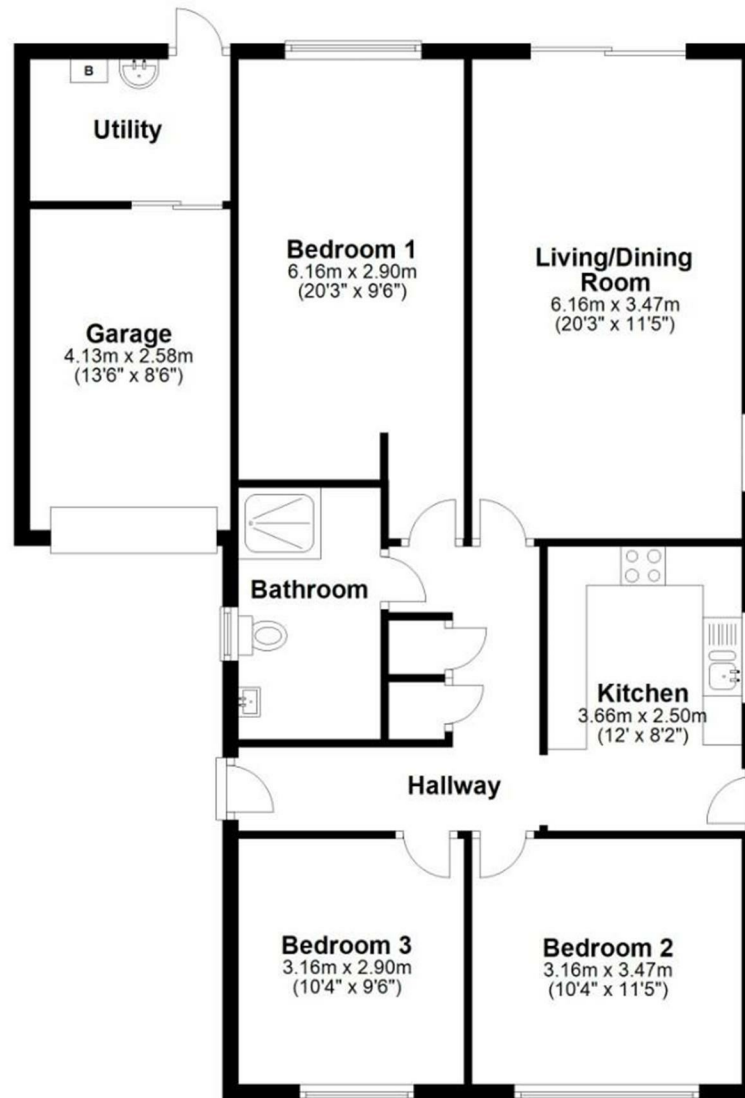
Council tax band 'F'.

EPC rating 'D'.



## Accommodation

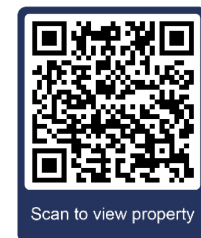
Approx. 101.6 sq. metres (1093.3 sq. feet)



Total area: approx. 101.6 sq. metres (1093.3 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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