

70 Conybeare Road

Sully, Vale of Glamorgan, CF64 5US

Watts & Morgan



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OIEO £350,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well presented three/four bedroom semi-detached family home. Situated at the end of a quiet cul-de-sac in the ever popular village of Sully. Accommodation briefly comprises; entrance hall, spacious living room, kitchen/dining room. First floor landing, two double bedrooms and a versatile study/ nursery and a family bathroom. Second floor landing, spacious primary bedroom with en-suite and elevated views. Externally the property benefits from a driveway providing off-road parking for several vehicles, a detached garage, beautifully landscaped front and rear gardens.







Directions

Penarth Town Centre – 4.0 miles

Cardiff City Centre – 6.2 miles

M4 Motorway – 9.1 miles

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Summary of Accommodation

Ground Floor

Entered via a partially glazed composite door into a hallway benefiting from wood effect laminate flooring and a carpeted staircase leading to the first floor.

The spacious living room enjoys continuation of laminate flooring, a recessed understairs storage cupboard and a uPVC double glazed window to the front elevation.

The kitchen/dining room enjoys porcelain tiled flooring and a set of uPVC double glazed French doors providing access to the rear garden. The kitchen has been fitted with a range of base units with wood effect laminate work surfaces. Integral appliances to remain include; a 'Hotpoint' fridge/freezer, a 'Hotpoint' electric oven/grill, a 5-ring gas hob with an extractor fan over, a 'Hotpoint' dishwasher and a 'Candy' washer/dryer. The kitchen further benefits from recessed ceiling spotlights, partially tiled splashback, a stainless steel sink with a mixer tap over and two uPVC double glazed windows to the front and side elevations.

First Floor

The first floor landing enjoys carpeted flooring, uPVC double glazed window to the side elevation and a carpeted staircase leading to the second floor.

Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a range of recessed wardrobes with mirrored sliding doors and a uPVC double glazed window to the front elevation.

Bedroom three is a double bedroom enjoying carpeted flooring, a recessed storage cupboard housing the wall mounted 'Glow-Worm' combi boiler and a uPVC double glazed window to the rear elevation.

The study/nursery is a versatile space and enjoys 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 shower over, a wash-hand basin and a WC. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

Second Floor

The second floor landing benefits from carpeted flooring and recessed ceiling spotlights.

Bedroom one is a spacious double bedroom and enjoys wood effect laminate flooring, recessed ceiling spotlights, a hatch providing access to eaves storage, two double glazed roof lights and a set of uPVC double glazed French doors with double glazed side panels and a 'Juliette' balcony to the rear elevation enjoying elevated countryside views. 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 hand-held shower attachment, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator, an extractor fan and an obscure uPVC double glazed window to the rear elevation.

Gardens & Grounds

70 Conybeare Road is approached off the street onto a concrete driveway providing off-road parking for several vehicles, beyond which is a detached single garage.

The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

The enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs. A patio area provides ample space for outdoor entertaining and dining.

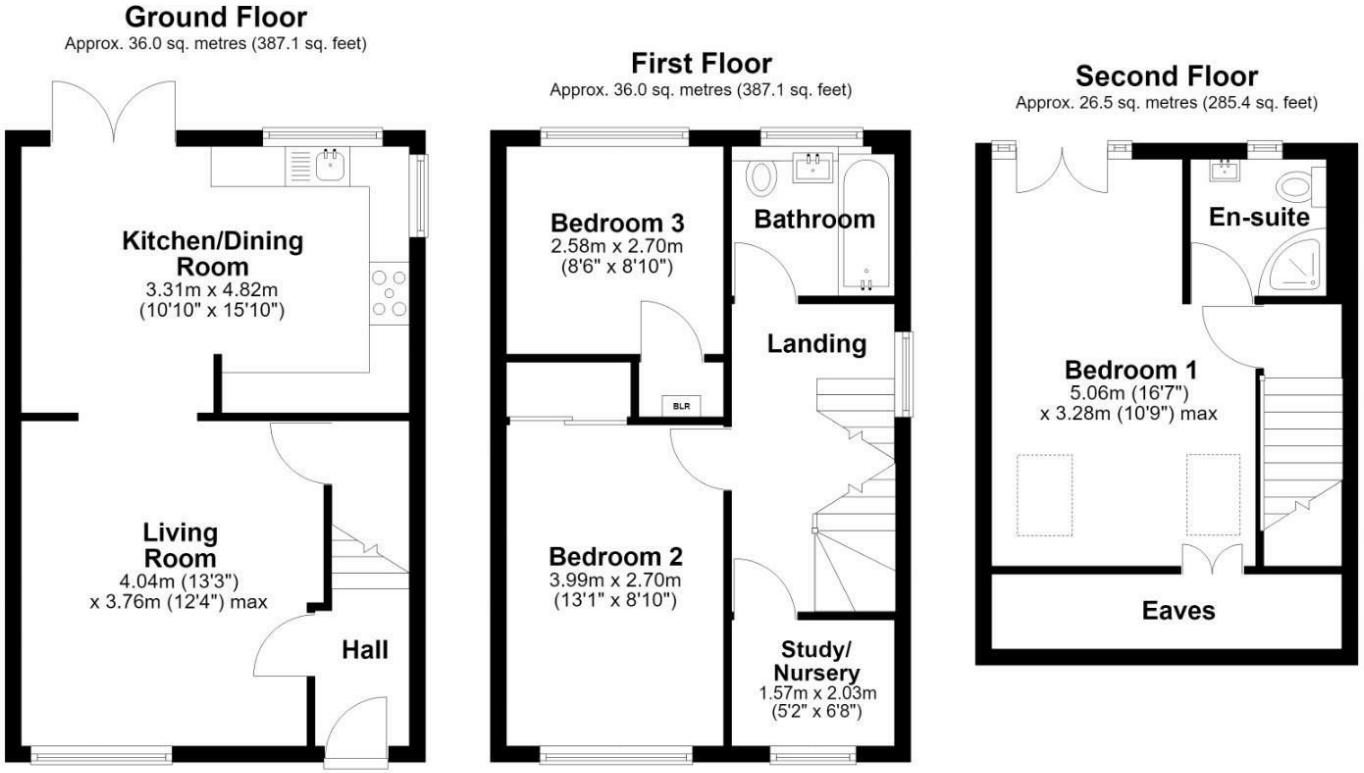
Additional Information

Freehold.

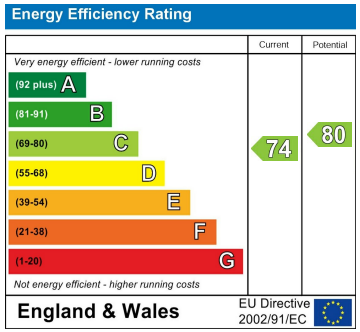
All mains services connected.

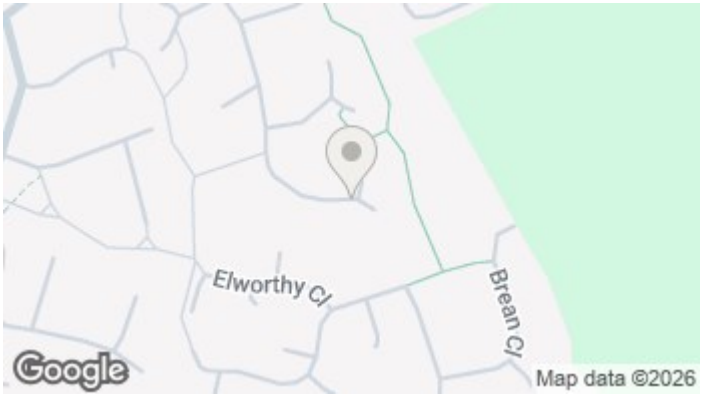
Council tax band 'D'.

EPC rating 'TBC'.



Total area: approx. 98.4 sq. metres (1059.6 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.



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