



6 Sully Terrace  
Penarth, Vale of Glamorgan, CF64 3DS

Watts  
& Morgan







## 6 Sully Terrace

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**£599,950 Freehold**

3 Bedrooms | 1 Bathroom | 1 Reception Room

A beautifully presented, three bedroom end-terrace family home situated on one of Penarth's most sought after tree-lined streets. Found just a short walk from Penarth town centre, Penarth seafront, local amenities and transport links. Conveniently located to Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises porch, open plan living/dining room, kitchen/breakfast room, downstairs cloakroom. First floor landing, three double bedrooms and a family bathroom. Externally the property benefits from beautifully landscaped front and rear gardens. EPC rating 'D'.

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### Directions

Penarth Town Centre – 0.3 miles

Cardiff City Centre – 4.0 miles

M4 Motorway – 10.3 miles

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## Summary of Accommodation

### Ground Floor

Entered via a composite door with a double glazed panel above into a porch benefiting from tiled flooring.

A second wooden door leads into the open plan living/dining room which enjoys carpeted flooring, a central feature open fireplace, decorative cornice detailing, two ceiling roses, a carpeted staircase leading to the first floor, a set of uPVC double glazed French doors with bespoke fitted shutters providing access to the side elevation and a uPVC double glazed bay window with bespoke fitted shutters to the front elevation overlooking the tree-lined green.

A large under-stairs cupboard provides ample space for storage, houses the wall mounted combi boiler and benefits from a uPVC double glazed window to the side elevation.

The kitchen/breakfast room enjoys laminate wood flooring, recessed ceiling spotlights, a double glazed roof light 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, base and tower units with laminate work surfaces. Integral appliances to remain include; an electric oven/grill, a 5-ring gas hob with an extractor fan over, a fridge/freezer, a washing machine, a tumble dryer and a dishwasher. The kitchen further benefits from partially tiled splashback, a bowl and a half composite sink with a mixer tap over and two uPVC double glazed windows with bespoke fitted shutters to the side elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin and a WC. The cloakroom further benefits from wood effect laminate flooring, partially tiled splashback, recessed ceiling spotlight, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.

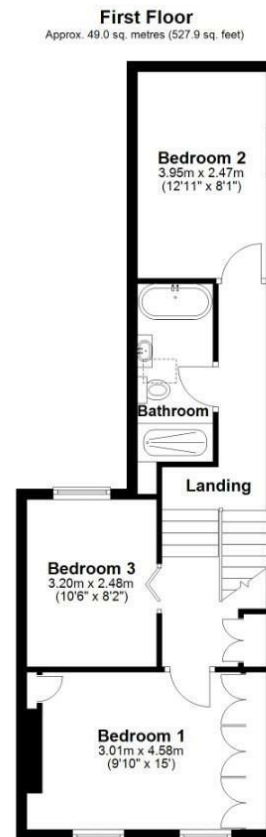
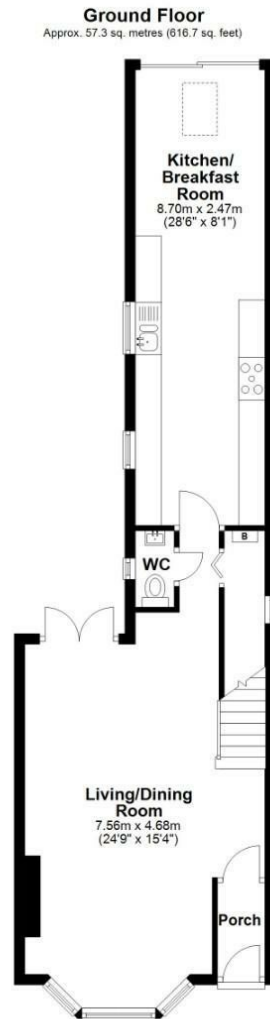


### First Floor

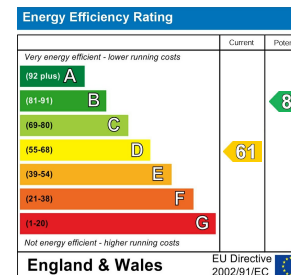
The split level first floor landing benefits from carpeted flooring, a recessed storage cupboard, a loft hatch providing access to the loft space and an obscure uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of fitted 'Sharps' wardrobes and two uPVC double glazed windows with bespoke fitted shutters to the front elevation.

Bedroom two is a double bedroom and enjoys carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window with bespoke fitted shutters to the side elevation.



Total area: approx. 106.3 sq. metres (1144.6 sq. feet)



Bedroom three is a further bedroom and enjoys carpeted flooring and a uPVC double glazed window with bespoke fitted shutters to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a stand-alone oval bath with a hand-held shower attachment, large walk-in shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a feature wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, an extractor fan and double glazed roof light.

### Gardens & Grounds

6 Sully Terrace is approached off the street onto a courtyard style front garden predominantly laid with slate chippings with a variety of mature shrubs.

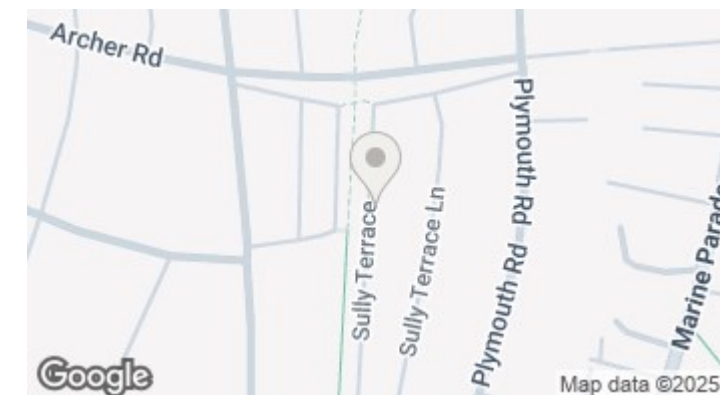
The low maintenance rear garden is predominantly laid with chippings, two patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a motorised awning and a sprinkler system.

### Additional Information

All mains services connected.

Freehold.

Council tax band 'E'.



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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