40 Melrose Walk

Penarth, CF64 5WD

Watts & Morgan

40 Melrose Walk

Sully, Penarth, CF64 5WD

£365,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, three bedroom detached family home situated in the popular Cog Development in the sought after village of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living room, open plan kitchen/dining room, downstairs cloakroom. First floor landing, primary bedroom with en-suite, two further bedrooms and a family bathroom. Externally the property benefits from a driveway located to the rear of the property providing off-road parking for several vehicles and a landscaped garden.

Directions

Penarth Town Centre – 3.9 miles

Cardiff City Centre – 5.9 miles

M4 Motorway – 9.1 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk

Summary of Accommodation

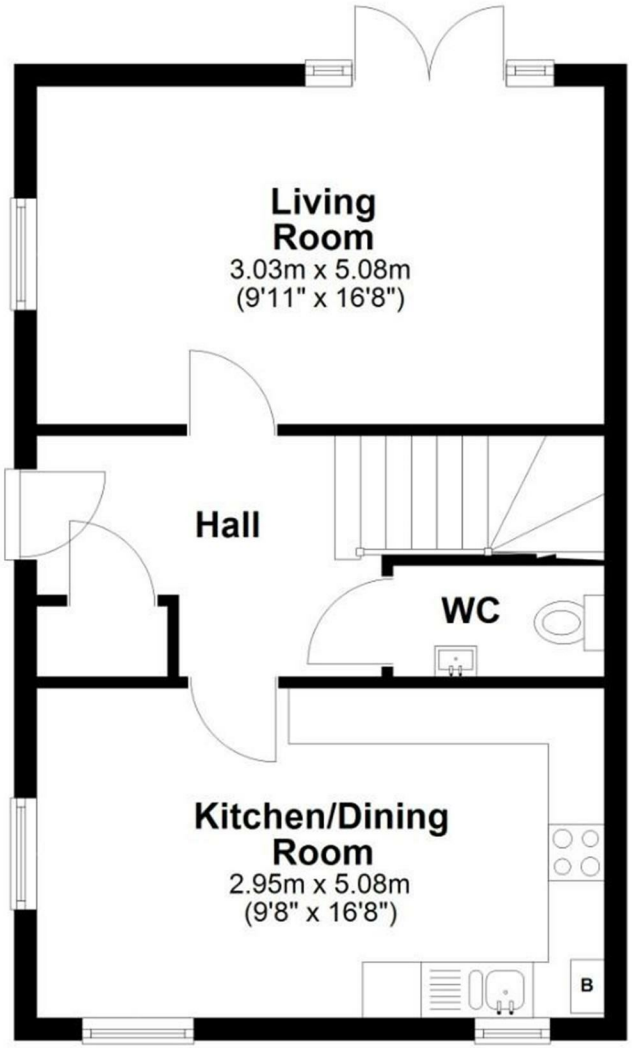
Ground Floor

Entered via a partially glazed composite door into a welcoming hallway benefiting from tile flooring, a recessed storage cupboard and a carpeted staircase leading to the first floor.
The spacious living room enjoys carpeted flooring, a uPVC double glazed window and a set of uPVC double glazed French doors with double glazed side panels providing access to the garden.
The open plan kitchen/dining room benefits from tile flooring, recessed ceiling spotlights and three uPVC double glazed windows to the front and side elevations. 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 electric hob with an extractor fan over, an 'Electrolux' dishwasher and a 'Zanussi' washing machine. The kitchen further benefits from matching upstands, a feature glass splashback, under-counter and under-plinth lighting, recessed ceiling spotlights, a cupboard housing the wall mounted 'Ideal' combi boiler, an extractor fan and a bowl and a half stainless steel sink with a mixer tap over.
The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, partially tiled splashback, an extractor fan and recessed ceiling spotlights.

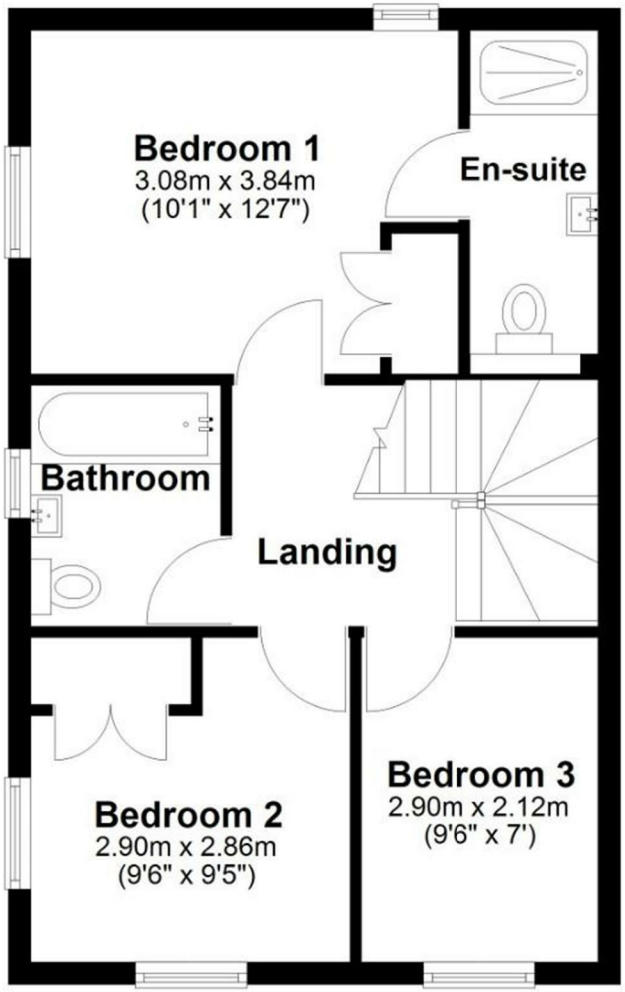
First Floor

The first floor landing enjoys carpeted flooring and a hatch providing access to the loft space.
Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a fitted wardrobe and two uPVC double glazed windows to the side and rear elevations. 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 vinyl flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.
Bedroom two is another double bedroom benefiting from carpeted flooring, a fitted wardrobe and two uPVC double glazed windows to the front and side elevations.
Bedroom three, currently used as a home office, enjoys carpeted flooring and a uPVC double glazed window to the front elevation.
The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.

Ground Floor
Approx. 42.3 sq. metres (455.8 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.8 sq. feet)

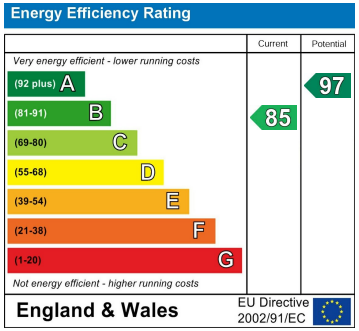


Total area: approx. 84.7 sq. metres (911.6 sq. feet)

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.

Garden & Grounds
Melrose Walk enjoys a private and enclosed garden laid with an artificially lawned area with a chippings border and a variety of potted plants and shrubs A tile patio and a composite deck provide ample space for outdoor entertaining and dining. A pedestrian gate provides access to a tarmac driveway providing off-road parking for several vehicles to the rear.

Additional Information
All mains services connected.
Freehold.
Council tax band 'E'.
EPC rating 'B'.



Scan to view property

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan