



Winsford Road, Sully, Penarth, The Vale Of Glamorgan. CF64 5SA

£390,000



Daniel Matthew Estate Agents
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DanielMatthew
ESTATE AGENTS



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Daniel Matthew Estate Agents are pleased to offer to the market this large four bedroom detached family home situated in the coastal village of Sully within easy access of Barry, Penarth and Cardiff. Property comprises to the first floor, porch, hallway, WC, two reception rooms, kitchen/diner and inner hallway. To the first floor, four bedrooms and shower room. Further benefits are single garage, driveway for several vehicles, front and enclosed rear garden and built in wardrobes, This property is the perfect family home, to arrange your viewing, please contact a member of our team on 01446 502806



Entrance Porch

Enter via a UPVC double glazed obscured sliding door into porch, panelled ceiling, brick walls, tiled flooring, wooden obscured door leading into hallway.

Hallway

Artexed ceiling, papered walls, fitted carpet, staircase leading to first floor, doors leading to WC and two reception rooms, storage cupboard housing electric consumer unit.

WC

UPVC double glazed obscured window to front aspect, artexed ceiling, part tiled walls, tiled flooring, radiator, low level WC and wash hand basin with mixer tap.

Lounge (18' 09" x 11' 09") or (5.72m x 3.58m)

UPVC double glazed window to front aspect, artexed ceiling, papered walls, fitted carpet, radiator, gas fire place with stone surround.

Reception Room Two (12' 06" x 11' 09") or (3.81m x 3.58m)

UPVC double glazed window to side aspect, artexed ceiling with coving, papered walls, tiled flooring, radiator, doors leading into lounge and kitchen/diner.

Kitchen / Dining Room (24' 01" x 12' 01") or (7.34m x 3.68m)

UPVC double glazed window to rear aspect, UPVC double glazed sliding doors leading to rear garden, artexed ceiling, papered walls, partially tiled/carpeted flooring. A range of matching wall and base units with complimentary work surfaces, one and a half bowl composite sink with drainer and mixer tap, space for cooker and fridge/freezer, plumbing for washing machine, door leading into inner hallway, space for a dining table and chairs.

Inner Hallway

UPVC double glazed door leading to front garden, brick walls, door leading into single garage, door leading into storage cupboard, aluminium door leading to rear garden.

Landing

Artexed ceiling, papered wall, fitted carpet, storage cupboard housing water tank, loft access, doors leading to four bedrooms and shower room.

Bedroom One (16' 09" x 11' 09") or (5.11m x 3.58m)

A larger than average main bedroom, UPVC double glazed window to front aspect, artexed ceiling, papered walls, fitted carpet, radiator, double built in wardrobe, single built in storage.

Bedroom Two (11' 09" x 10' 04") or (3.58m x 3.15m)

UPVC double glazed window to rear aspect, artexed ceiling, papered walls, fitted carpet, radiator, double built in wardrobe.

Bedroom Three (9' 03" x 8' 06") or (2.82m x 2.59m)

UPVC double glazed window to front aspect, artexed ceiling, papered walls, fitted carpet, radiator, storage cupboard housing wall mounted boiler.

Bedroom Four (9' 09" x 8' 00") or (2.97m x 2.44m)

UPVC double glazed window to rear aspect, artexed ceiling, papered walls, fitted carpet, radiator, single storage cupboard.

Shower Room (7' 05" x 5' 05") or (2.26m x 1.65m)

UPVC double glazed obscured window to side aspect, artexed ceiling, partially tiled and papered walls, fitted carpet, three piece suite comprising low level WC, pedestal wash hand basin and a single shower cubicle with electric shower, radiator.

Garage (18' 02" x 12' 01") or (5.54m x 3.68m)

Electric garage door with fob, power and lighting.



Garden

Front - driveway for several vehicles leading to single garage, laid to lawn, pathway leading to front porch.

Rear - Mostly laid to lawn, patio area, mature shrubs and trees, fenced boundaries.

Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Freehold

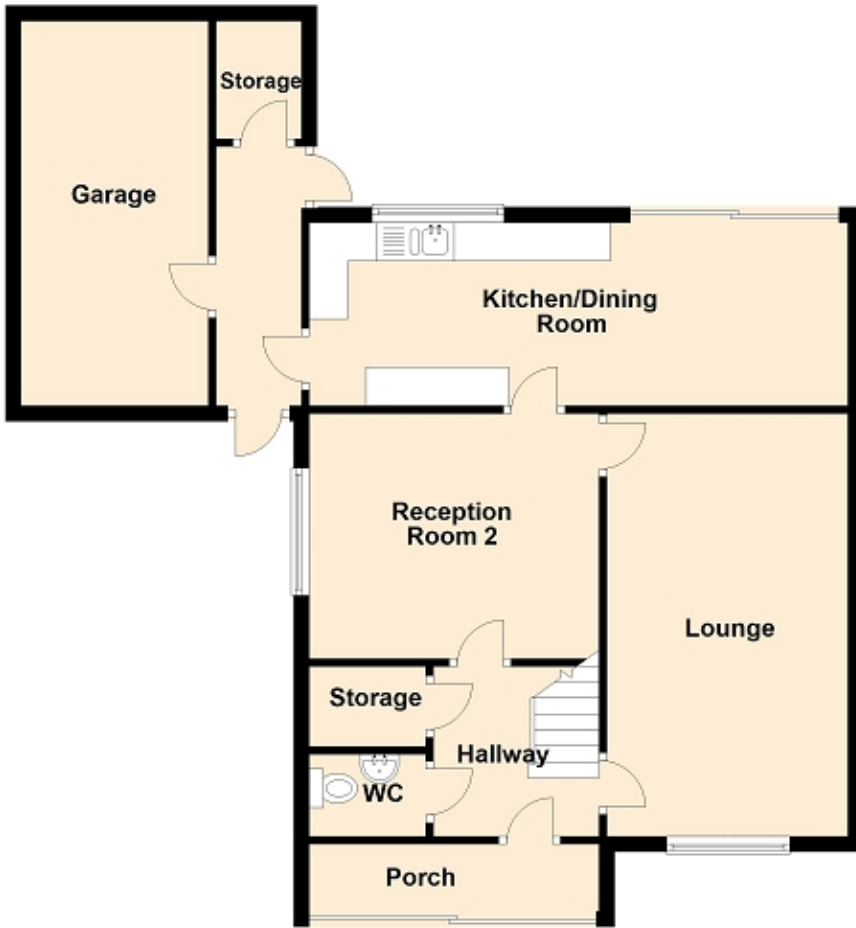
Council Tax

The council tax for this property is band F



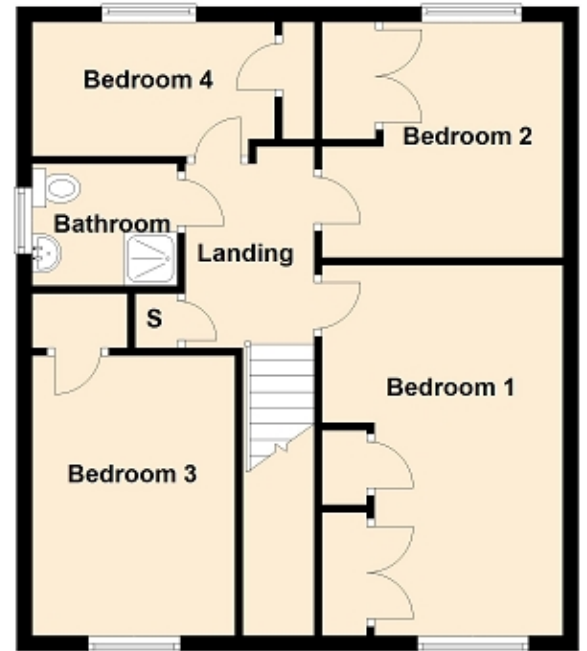
Ground Floor

Approx. 77.6 sq. metres (835.5 sq. feet)




First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



Total area: approx. 132.4 sq. metres (1425.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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