

Broadacres Cog Road
Sully
Vale of Glamorgan
CF64 5TD

£440,000



- Bespoke Detached Property
- Highly Recommended For Viewings, Please Call A Member Of Our Team On 01446 502806
- Three/Four Bedrooms
- Open Plan Living Space
- Refurbished Throughout
- En-Suite To Master
- Off Road Parking For Several Vehicles
- Generous Size Garden
- Easy Access To Penarth
- Corner Plot

Ref: 18273183

Viewing Instructions:



General Description

Daniel Matthew Estate Agents are delighted to offer to the market this beautiful bespoke three/four-bedroom detached property situated on a corner plot in Sully to the rear of Broadacres. With easy access into Penarth, Cardiff and Barry, Within walking distance to Sully Primary School. Property comprises hallway, cloakroom, open plan lounge/kitchen, basement which can be used as a bedroom or large family room. To the first floor three bedrooms with en-suite to master bedroom, family bathroom. Further benefits are fully refurbished throughout, double glazing and gas central heating, off road parking for several vehicles and a generous sized garden with excellent views. The property is situated at the very beginning of Sully offering easy access into Penarth and onto the Barry dock link road leading to Culverhouse Cross and the M4 Corridor.

Accommodation



Entrance Hallway

Enter through a composite door with obscured side panel, plain ceiling, plain walls, wood effect laminate flooring, doors leading into;

CLOAKROOM

UPVC double glazed window to side aspect, plain ceiling, plain walls, wood effect laminate flooring, concealed back WC, wash hand basin inset into vanity unit, radiator.



Open Plan Lounge, Kitchen/Dining Room (29'5" x 20'11" max) or (8.97m x 6.38m max)

UPVC double glazed window to front, rear and side aspect, plain ceiling, plain walls, wood effect laminate flooring, a range of wall and base units with complimentary work surfaces, inset one and a half bowl sink with mixer tap, integrated electric oven, four ring electric hob, integrated dishwasher, stairs leading to first floor, two radiators. UPVC double glazed French doors opening out to a balcony with artificial grass and glass balustrade.



Landing

UPVC double glazed window to side aspect, plain ceiling, plain walls, fitted carpet, built in storage cupboard, doors leading to;

Bedroom One (11'11" x 9'2") or (3.63m x 2.79m)

UPVC double glazed window to side and rear aspect, plain ceiling plain walls, fitted carpet, radiator, door leading to en-suite;

En-suite

UPVC double glazed obscured window to side aspect, plain ceiling, vinyl flooring, three-piece white suite comprising concealed back WC, single shower cubicle with mixer shower over and a wash hand basin inset into a vanity, tiled splashback.



Bedroom Two (11'10" x 9'7") or (3.61m x 2.92m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Bedroom Three (11'5" x 11' 6") or (3.48m x 3.35m 1.83m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, fitted carpet, radiator.



Shower Room (10'5" x 11'6") or (3.18m x 3.51m)

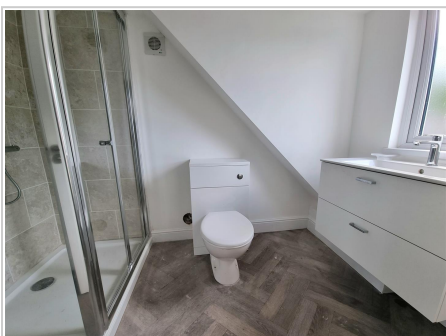
UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, tiled splashback, three-piece white suite comprising concealed back WC, wall mounted wash hand basin inset into vanity, single shower cubicle, heated towel rail.

Inner Hallway

UPVC half double glazed door, wood effect laminate flooring, stairs descending to ground floor, door leading to;

Bedroom Four / Family Room (35'8" x24'5") or (10.87m x7.44m)

UPVC double glazed French doors with side panels opening onto a paved patio area, wooden floorboards stained and varnished, wood panelling to walls and ceiling, built in bar area, door leading into shower room;



Shower Room

UPVC double glazed obscured window to side aspect, wood effect laminate flooring, concealed back WC, single shower cubicle with mains shower, tiled splashback.



Outside

Off road parking for several vehicles, a larger than average plot which is mainly laid to lawn and has a paved patio area, mature shrubs and trees.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C76

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

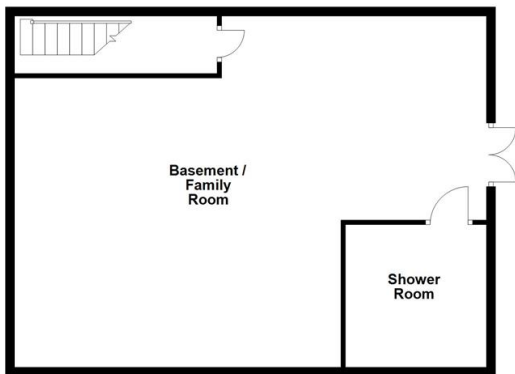
Council Tax

Band I

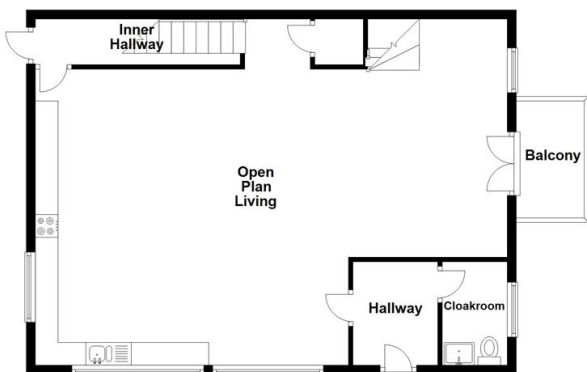
Deposit: £0.00



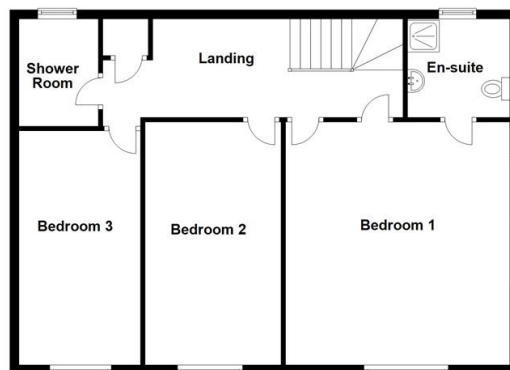
Basement



Ground Floor



First Floor



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From

£925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.