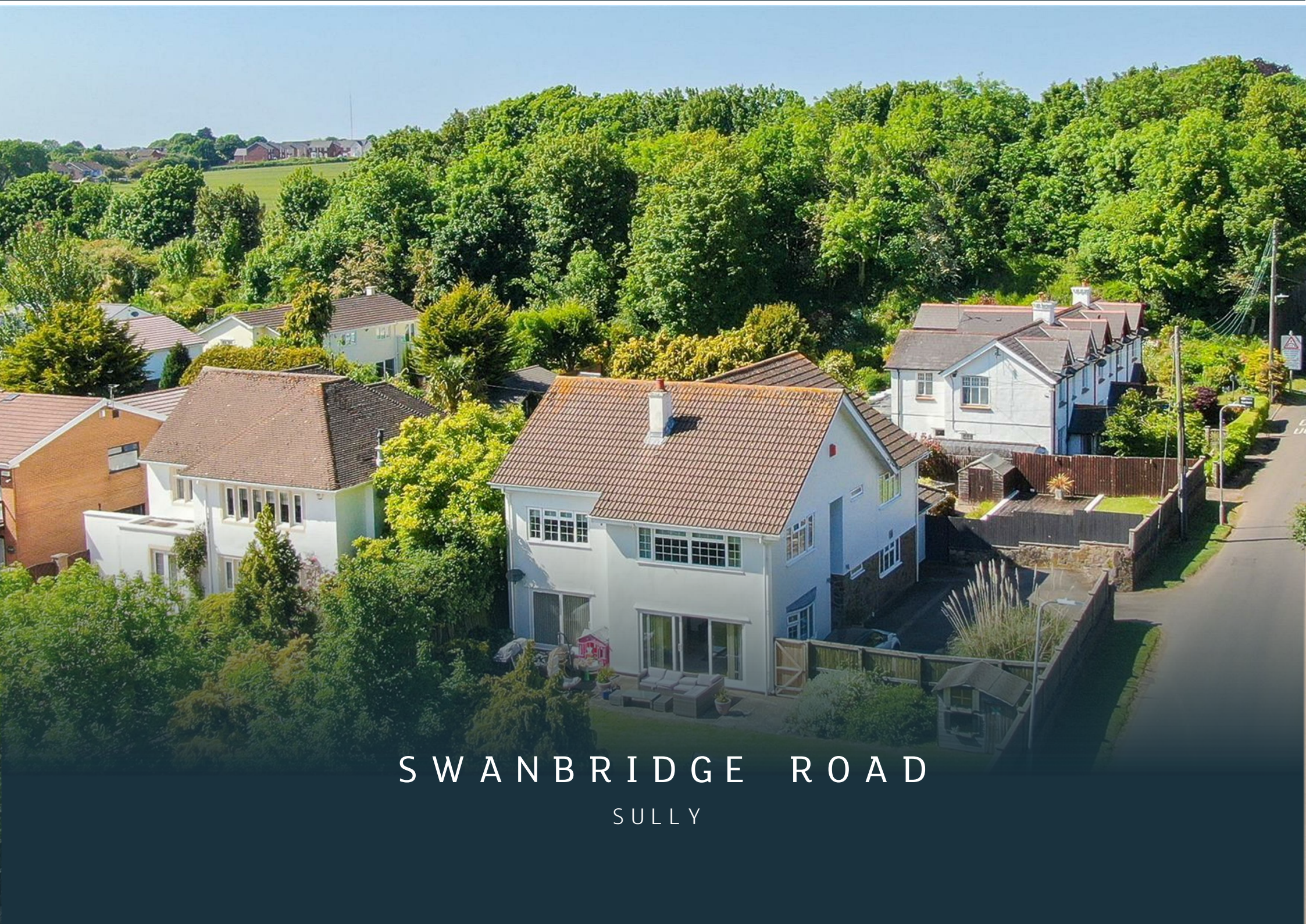


Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

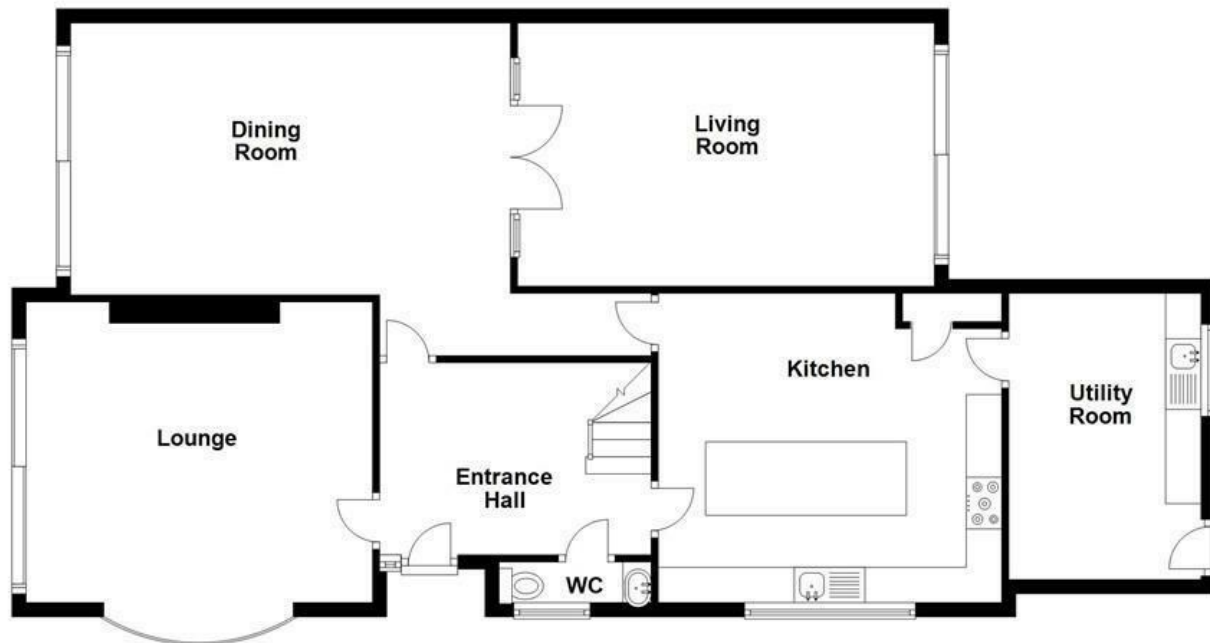


SWANBRIDGE ROAD
SULLY



Ground Floor

Approx. 117.6 sq. metres (1266.0 sq. feet)

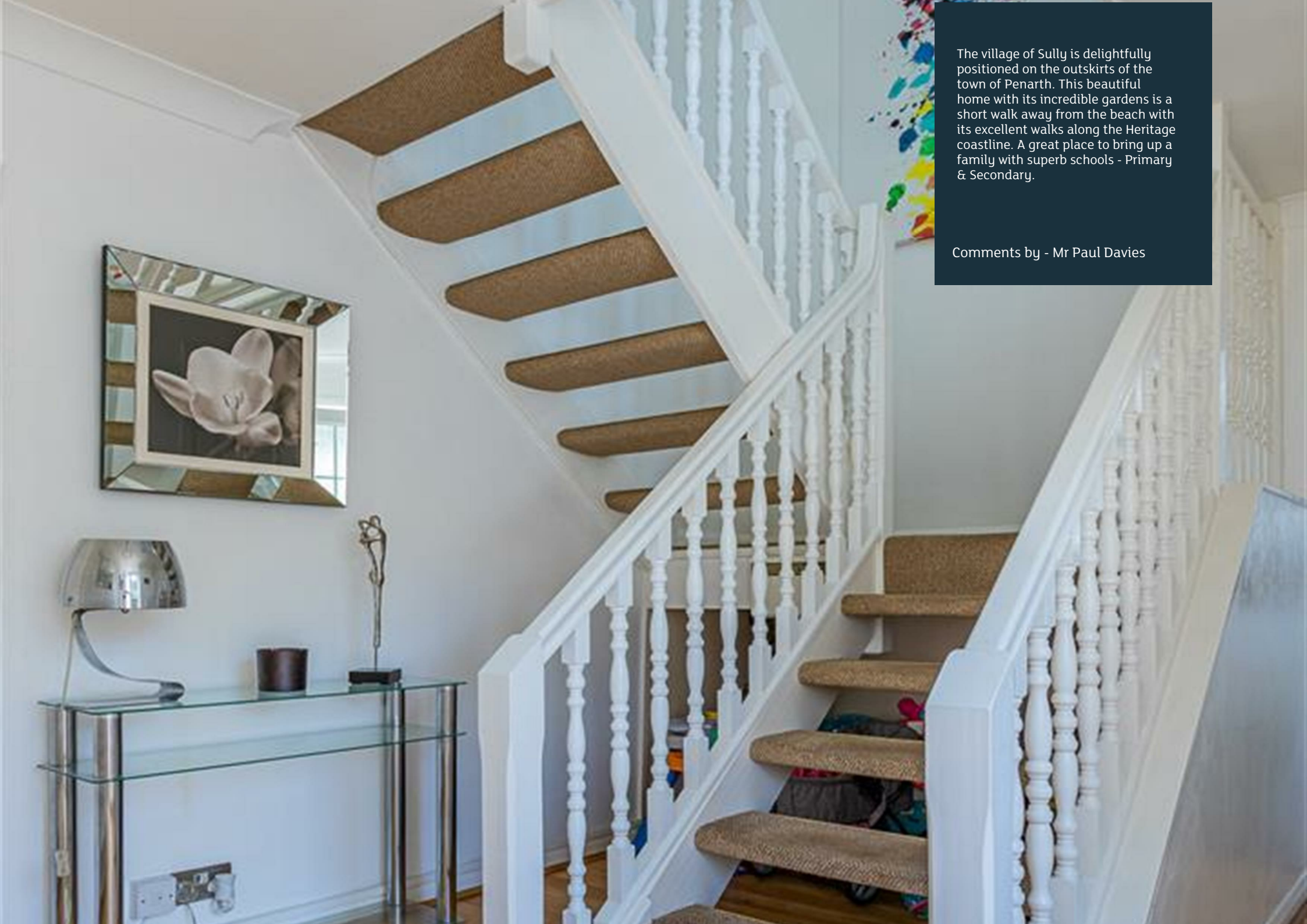


First Floor

Approx. 101.9 sq. metres (1096.3 sq. feet)



Total area: approx. 219.5 sq. metres (2362.3 sq. feet)



The village of Sully is delightfully positioned on the outskirts of the town of Penarth. This beautiful home with its incredible gardens is a short walk away from the beach with its excellent walks along the Heritage coastline. A great place to bring up a family with superb schools - Primary & Secondary.

Comments by - Mr Paul Davies



SWANBRIDGE ROAD

SULLY, CF64 5UF - £850,000



4 Bedroom(s)



2 Bathroom(s)



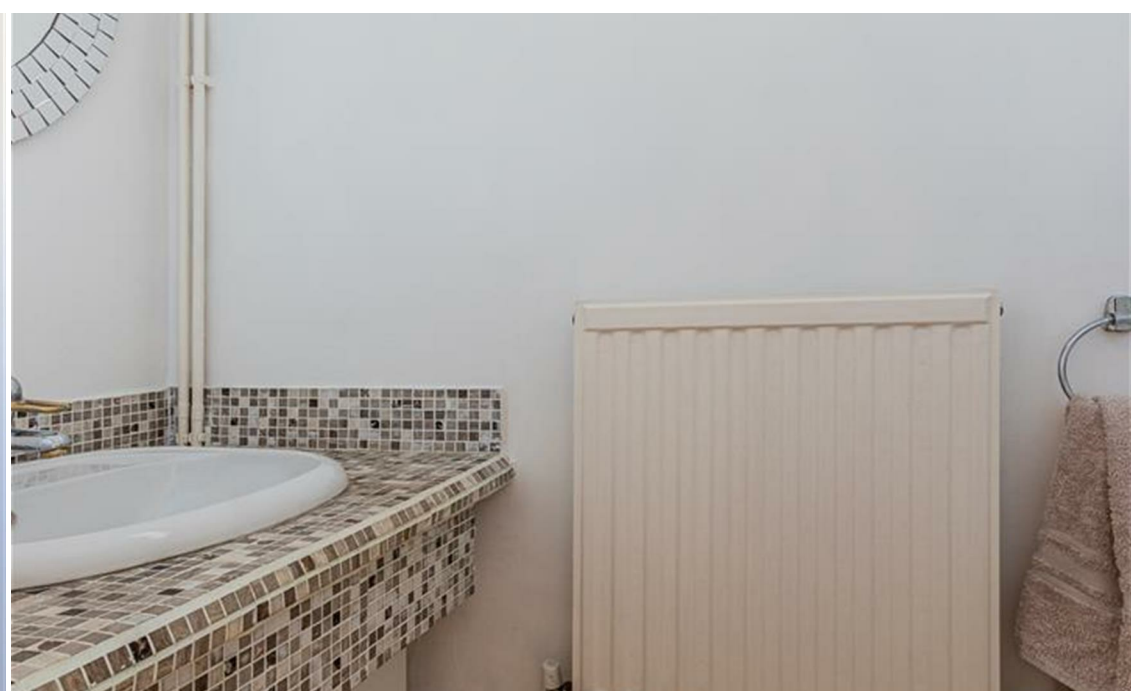
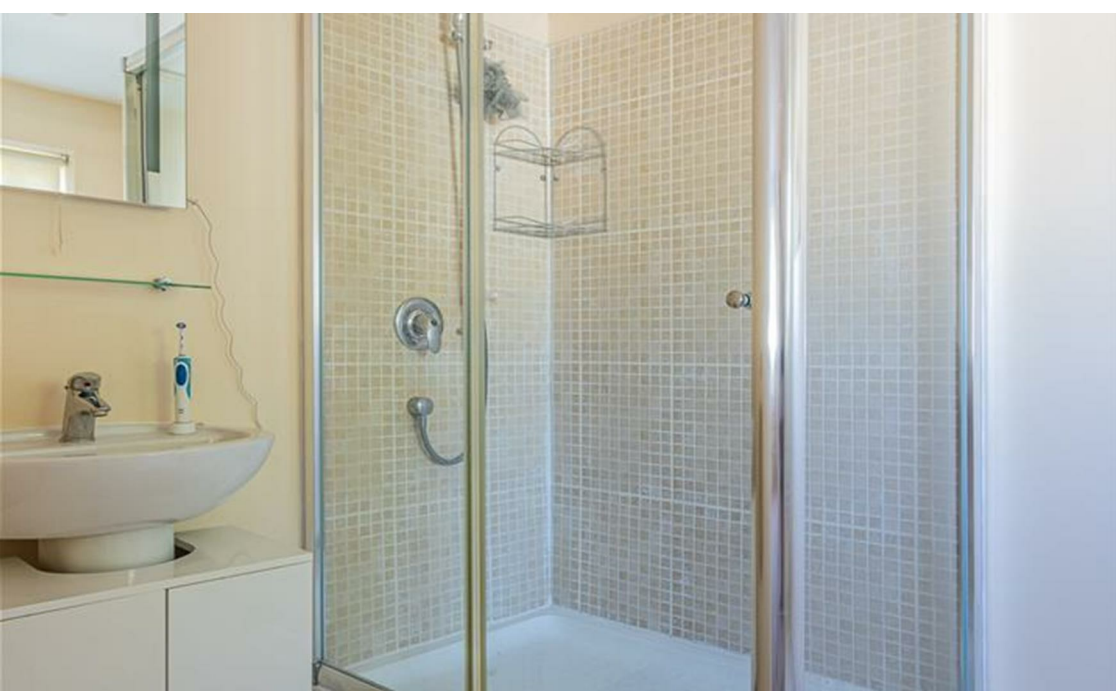
2690.00 sq ft

Situated upon a large corner plot with 2 very large gardens and exceptional off road parking. Substantial detached property boasting almost 2,700 square footage of versatile living space. Beautifully presented internally. Briefly comprising a spacious entrance hall, ground floor cloakroom, lounge, living room and dining room, stunningly refitted quality kitchen - fully integrated with island, large utility room plus to the first floor there are 4 large double bedrooms - master with en-suite shower room plus family bathroom and separate cloakroom. Complimented with gas central heating & upvc double glazing. Added extra's are log burner in the lounge plus CCTV cameras externally. To the left of the house a southerly facing large lawn and to the right a 2nd lawn plus large decked area including a sunken Hot Tub. Catchment for the popular Sully Primary & Stanwell Secondary Schools. Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies
paul.davies@jeffreycross.co.uk
Negotiator





Entrance Hall
Oak flooring, telephone point.

Cloakroom
Vanity wash hand basin and wc, oak flooring, window to front.

Lounge
4.90 x 4.24 max (16'1" x 13'11" max)
Oak floor, bow window to front with side full width patio doors onto the side garden, TV point, inset log burner.

Living Room
5.92 x 4.37 (19'5" x 14'4")
Impressive living room, TV point, sliding patio doors onto side garden, inset contemporary gas fire.

Dining Room
6.20 x 3.73 (5.33 max) (20'4" x 12'3" (17'6" max))
Equally large living room, side patio doors onto side garden.

Kitchen
4.85 x 4.67 (15'11" x 15'4")
Stunningly refitted 2 tone range of wall and base units including a large island unit and breakfast bar, integrated dishwasher plus built in double oven, hob & hood, space for American style fridge/freezer, window to front.

Utility Room
4.04 x 2.72 (13'3" x 8'11")
Large utility with range of wall and base units with stainless steel sink, plumbed for washing machine with space for other white goods, wall combination boiler, window to side and door to the garden.

First Floor Landing
Spacious landing, tilt/turn window to front, walk in large airing cupboard, access to the loft.

Bedroom 1
5.56 to robes x 4.29 max (18'3" to robes x 14'1" max)
Large double bedroom, 2 windows to rear, built in range of wardrobes on 2 walls, access to loft space.

En Suite Shower Room
Fitted shower cubicle, pedestal wash hand basin and close coupled wc, window to rear, chrome towel rail, tiled floor.

Bedroom 2
4.37 to robes x 4.24 (14'4" to robes x 13'11")
Double bedroom, windows to front and side, built in wardrobes to one wall and fitted drawers.

Bedroom 3
4.14 x 3.33 (13'7" x 10'11")
Double bedroom, window to side.

Bedroom 4
4.85 x 2.92 (15'11" x 9'7")
Double bedroom, window to front.

Bathroom
Large family bathroom - fully tiled, panel corner bath, twin pedestal wash hand basin and shower enclosure, window to rear, tiled floor.

Cloakroom.
Wall mounted wash hand basin and wc, window to front.

Grounds
Set within an exceptionally large plot with front courtyard allowing off road parking for up to 6 vehicles, Left hand side large lawn - southerly facing with patio area, boundary wall and shrub borders, right hand garden with 2nd lawn plus 2 tier decking to include a sunken hot tub.

Council Band H - £3,473.64



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



