

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



SLADE CLOSE
SULLY



PORCH

Spacious entrance via a stylish composite front door, window to front, tiled floor.

ENTRANCE HALL

Stairs rise to the first floor, double doors lead into the lounge.

LOUNGE

4.01m x 3.76m (13'2" x 12'4")

Spacious main living room, window to front, TV point, under stairs cupboard, contemporary Ethanol real flame log burner.

DINING ROOM

3.33m x 2.41m (10'11" x 7'11")

French doors lead into the garden.

KITCHEN

4.55m x 3.33m (14'11" x 10'11")

Extended to the side and refitted with an extensive range of contemporary white wall and base units - laminate worktop and inset stainless steel sink & drainer with mixer tap, integrated fridge, freezer and dishwasher plus built in double oven, hob & hood, attached island incorporating breakfast bar with solid oak worktop plus built in wine chiller, features include soft close doors & drawers, LED plinth lighting and pull out chrome larder unit, 2 windows to rear with door to the garden, tiled floor.

UTILITY ROOM

2.92m max x 1.98m max (9'7" max x 6'6" max)

Tiled floor, plumbed for washing machine with space for tumble drier, laminate worktop, window to side, extractor fan.

CLOAKROOM/WC

Vanity wash hand basin and close coupled wc, extractor fan.

GARAGE

3.30m x 2.13m (10'10" x 7')

Integral small garage - access via twin doors, light & power, window to side.

FIRST FLOOR LANDING

Stairs rise to the second floor, twin doors to linen cupboard.

BEDROOM 1

3.94m x 2.69m (12'11" x 8'10")

Master double bedroom, window to front, built in wardrobes - sliding doors, TV point.

BEDROOM 2

2.79m x 2.79m (9'2" x 9'2")

Double bedroom, window to rear, built in wardrobes - sliding doors, TV point.

BEDROOM 3

4.24m max x 3.30m max (13'11" max x 10'10" max)

Double bedroom, built in wardrobes - sliding doors, window to rear, TV point.

BEDROOM 4

3.33m x 1.98m (10'11" x 6'6")

Impressively spacious as 2 rooms into 1, 2 windows to front, TV point.

BATHROOM

Stylishly appointed modern white suite, comprising panel bath with shower over & glass screen, vanity wash hand basin and close coupled wc - concealed cistern, heated chrome towel rail, window to rear, tiled walls.

SECOND FLOOR LANDING

Access into the twin loft room

BEDROOM 5

4.93m x 3.76m (16'2" x 12'4")

Bedroom area with 2 velux windows to front plus 2 dormer rear windows affording a roof top view towards the sea, storage within the eaves from the bedroom is a superb 18' X 6'7" separate area with rear dormer window plus velux roof window and fitted combination boiler plus storage within the eaves.

GARDEN

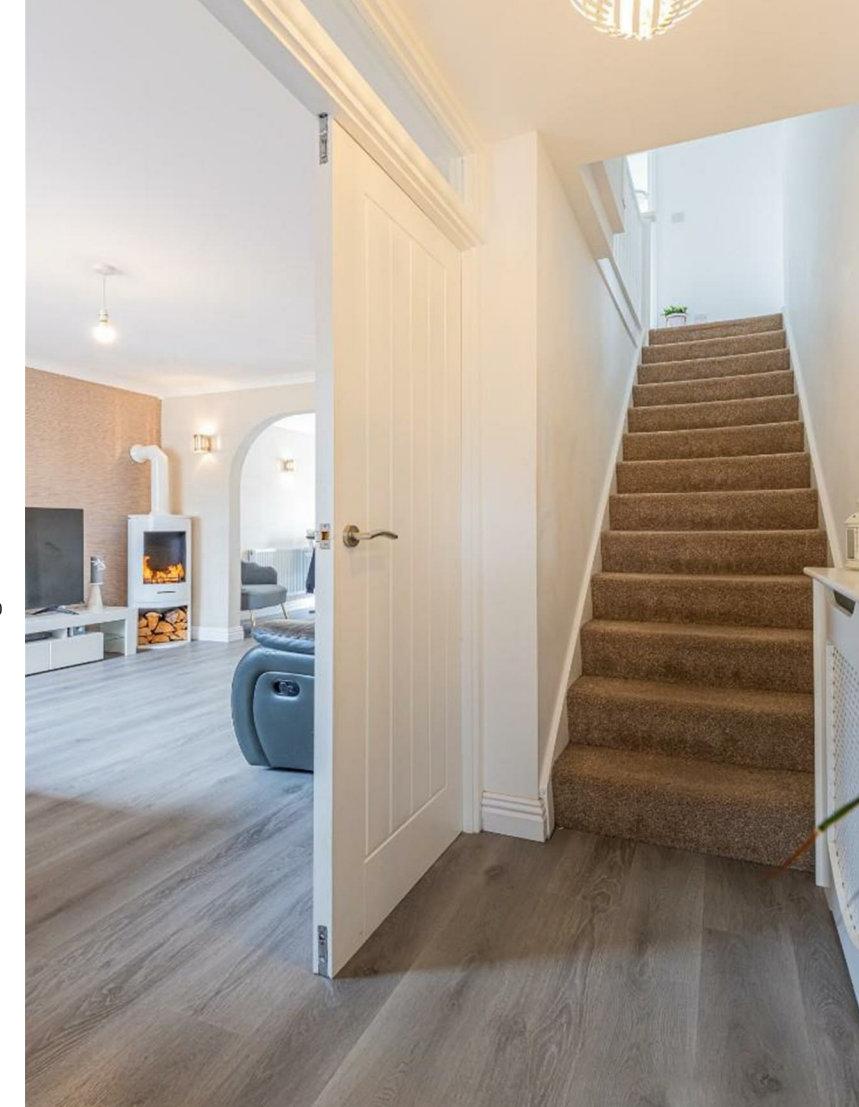
Open brick paved frontage allowing triple off road parking - side by side, side boundary wall and picket fence on the other side, outside water supply, exterior light.

Enclosed southerly facing generous garden, composite decking and lawn, outside tap, exterior light.

INFORMATION

We believe the property to be Freehold.




There is a council banding of Band D - £1,950.67 (2024/2025)





SLADE CLOSE

SULLY, CF64 5UU - £410,000

 5 Bedroom(s)  1 Bathroom(s)  1585.00 sq ft

Quietly tucked away at the head of this popular cul de sac and located within the delightful coastal village of Sully you will find this significant semi detached house. Greatly improved over the years to include a substantial side double storey extension plus an impressive 2 roomed full width dormer loft conversion. With access to exceptional walks along the Heritage coastline. Catchment for the popular Sully Primary & Stanwell Secondary Schools with a free bus to take/bring home children to Stanwell in Penarth. beautifully presented internally and now providing spacious and versatile accommodation over 3 floors. Briefly comprising a welcoming porch, hall, modern lounge with Ethanol log burner, dining room, stunning kitchen - fully integrated, utility & ground floor cloakroom plus small garage. To the first floor there are 3 double bedrooms with built in wardrobes plus a 2 roomed 4th bedroom and stylish family bathroom. To the second floor an impressive 2 room full width dormer loft conversion completes the accommodation. Complimented with gas central heating and upvc double glazing, With brick paved frontage allowing triple off road parking plus an enclosed & generous South facing rear garden. Viewing highly recommended.

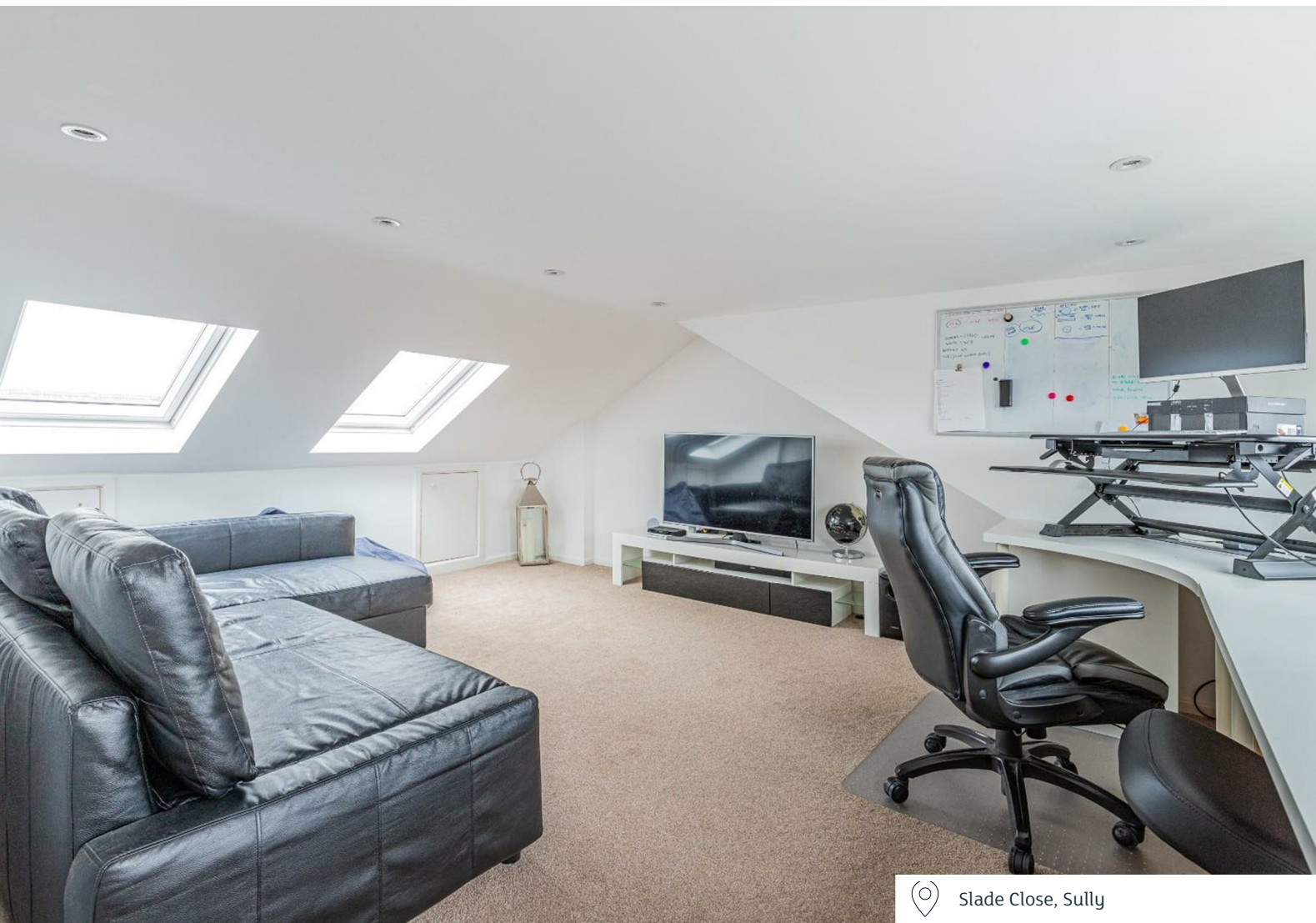


PROPERTY SPECIALIST
Mr Paul Davies
paul.davies@jeffreygross.co.uk
Negotiator

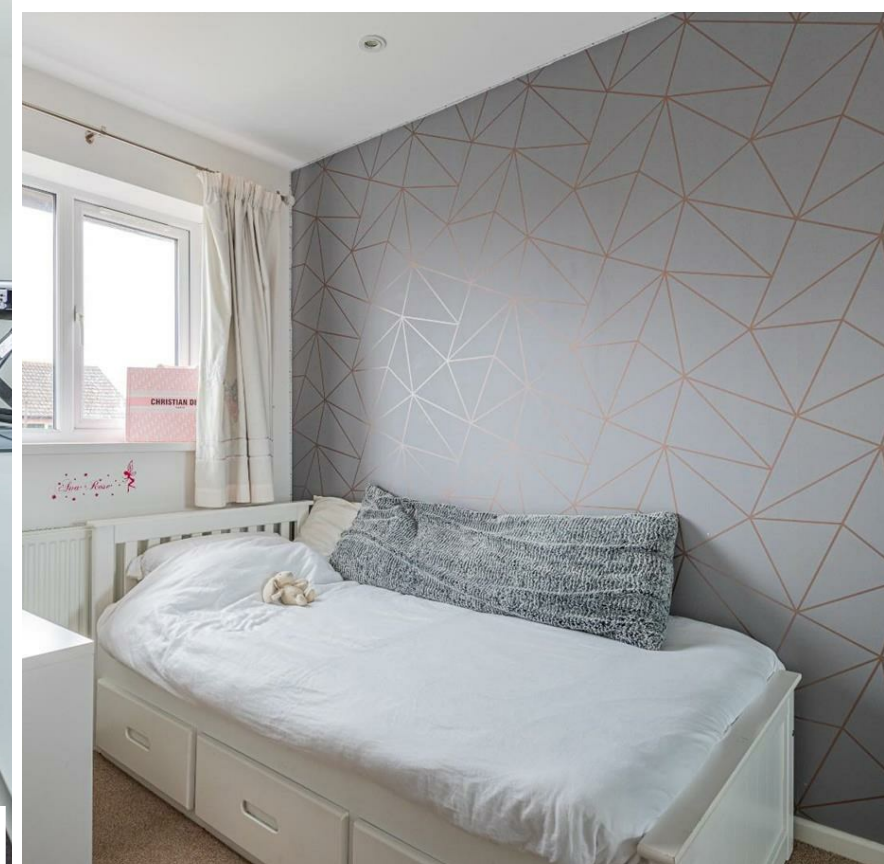




Total area: approx. 147.3 sq. metres (1585.6 sq. feet)



Slade Close, Sully



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	85
		EU Directive 2002/91/EC	