

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

FLAT HOLM WALK
SULLY





ENTRANCE HALL

Wood effect flooring. large storage cupboard.

CLOAKROOM

Equipped with W.C and wash hand basin.

LOUNGE

5.11m x 3.02m (16'9" x 9'11")

Wood effect flooring. Double doors to garden.

KITCHEN DINER

5.11m x 2.95m (16'9" x 9'8")

Marble effect flooring. Fitted base and eye level units with complimenting work tops. Built in gas four burner hob, oven and grill. Plumbing for washing machine and dishwasher. space for fridge freezer.

FIRST FLOOR LANDING

BEDROOM 1

3.78m x 3.07m (12'5" x 10'1")

Wood effect flooring.

EN SUITE

Large shower cubicle, W.C. and wash hand basin.

BEDROOM 2

2.95m x 2.87m (9'8" x 9'5")

Wood effect flooring. Fitted cupboards.

BEDROOM 3

2.95m x 2.16m (9'8" x 7'1")

Wood effect flooring.

BATHROOM

Equipped with bath, W.C. and wash hand basin.

OUTSIDE

Enclosed rear garden laid to grass and paved patio. Driveway allowing parking for two cars.

INFORMATION

We believe the property is Freehold.

Council Banding - Band E £2,528.36 (2025-2026)


There will be a yearly service charge of £121.65 for maintenance of communal green areas within the development and due once the last house has been sold.



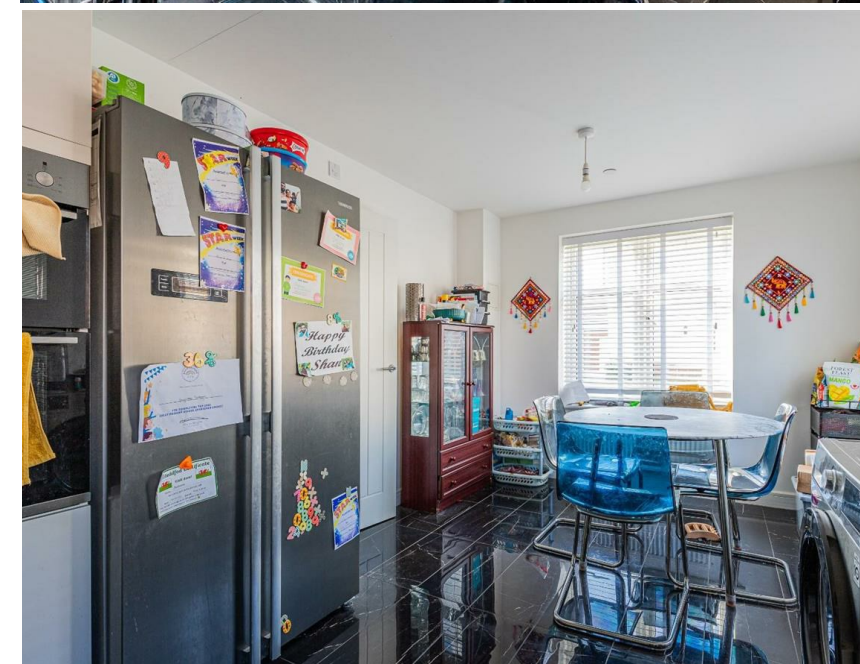
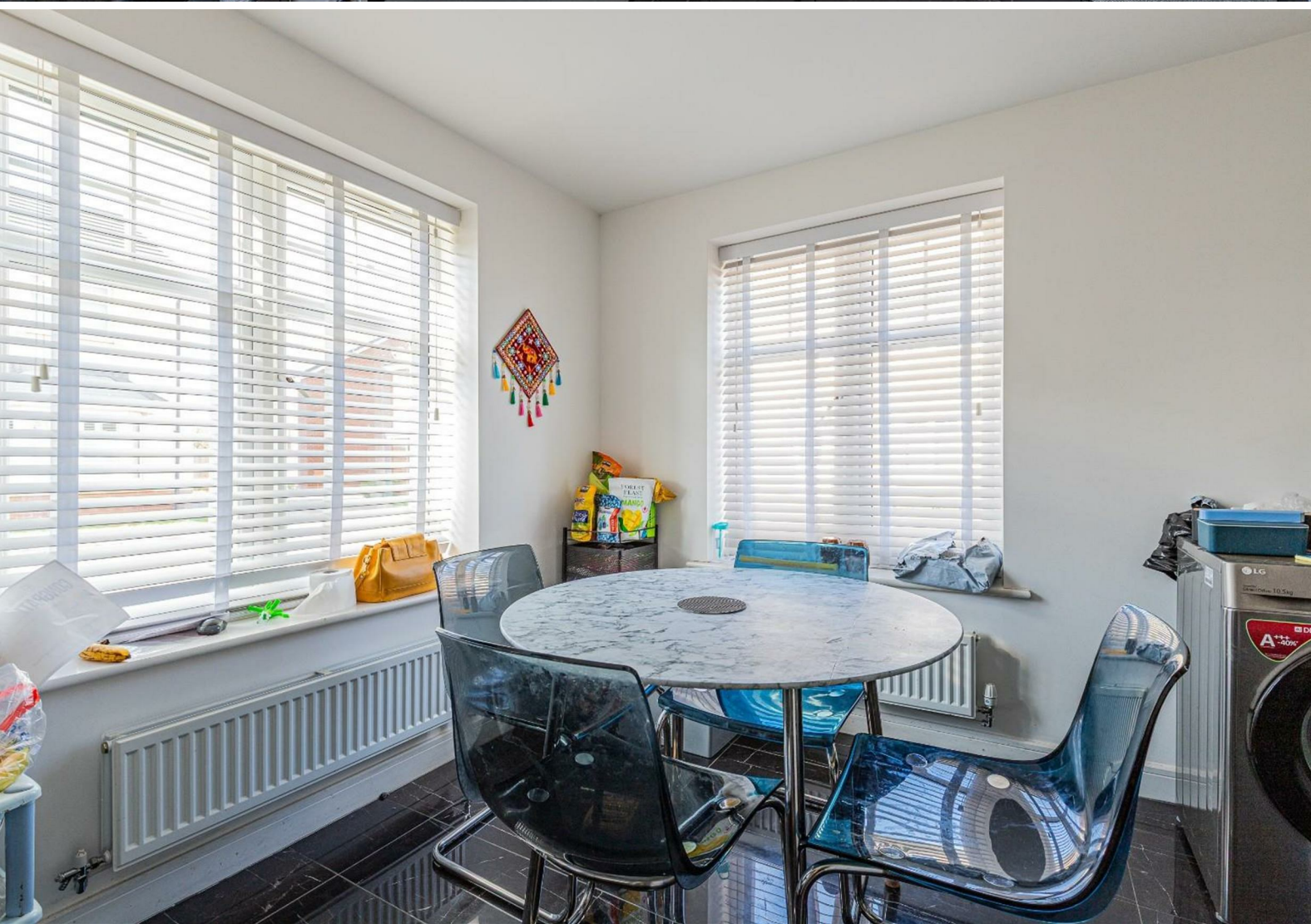


FLAT HOLM WALK

SULLY, CF64 5WE - £320,000

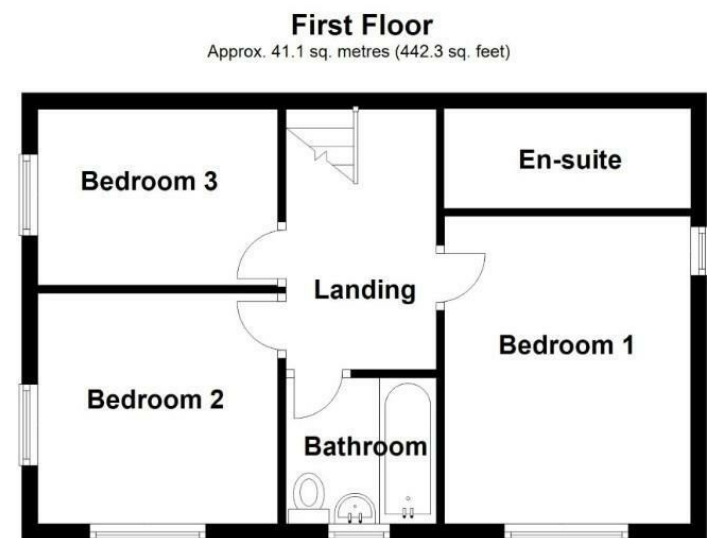
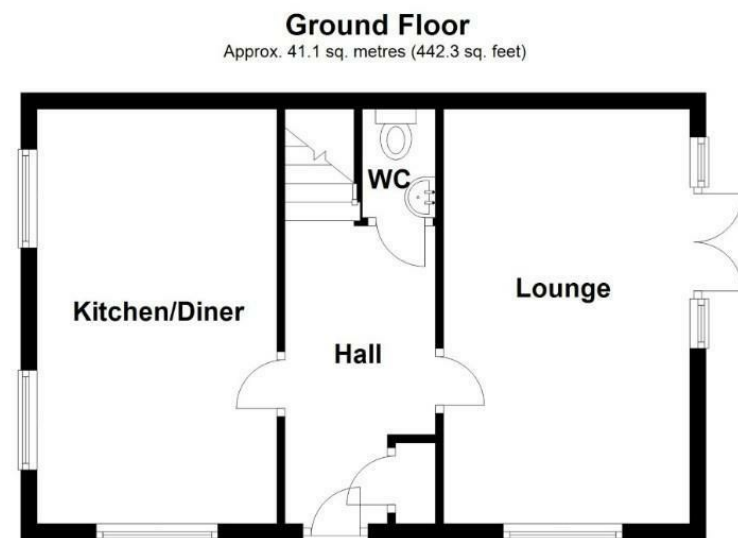
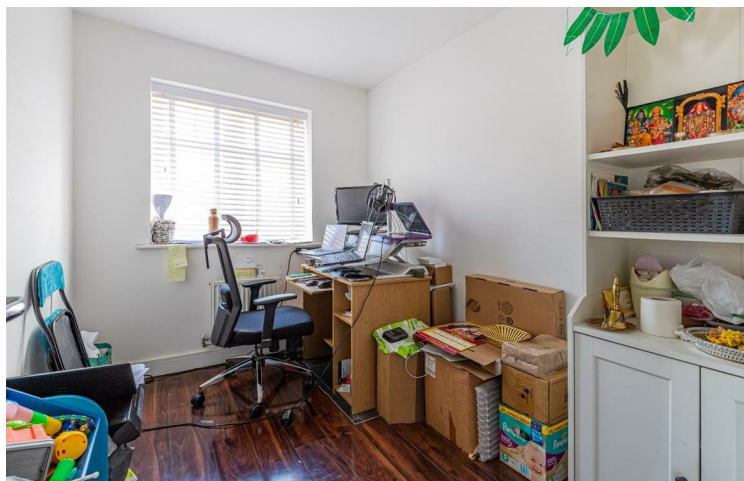
 3 Bedroom(s)  1 Bathroom(s)  884.50 sq ft

'Gwel-Y-Ynys' - (glimpse of the sea) is a highly popular new development by Taylor Wimpey and located in the heart of the village. Built of traditional design this detached property known as an 'Easedale' benefits from a drive allowing off road parking plus an enclosed southerly facing rear garden. Within the village 2 convenience stores plus Doctors Surgery with the towns of Penarth & Barry being a short drive away. Catchment for the popular Sully Primary & Stanwell Secondary Schools (with a free bus service to Sully). Briefly comprising a welcoming entrance hall, ground floor cloakroom/wc, spacious living room - French doors into the garden plus a kitchen with room for dining table & chairs. To the first floor there are 3 bedrooms - en suite bathroom/wc to the master plus a family bathroom/wc completes the accommodation. Complimented with upvc double glazing and gas central heating. NHBC guarantee still outstanding. Viewing highly recommended.



PROPERTY SPECIALIST
Mr Jeff Hopkins
jeff@jeffreygross.co.uk
02920 499680
Valuer





Total area: approx. 82.2 sq. metres (884.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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 