



**Wimborne Crescent, Sully, Penarth, CF64 5SR**

## **Welcome to**

### **Wimborne Crescent, Sully, Penarth**

Situated in a quiet cul-de-sac in the coastal village of Sully, this three-bedroom home could be equally suitable for families and downsizers alike. The property benefits from double glazing, gas central heating, a generous rear garden, lounge, dining room and a conservatory.

Offered with NO CHAIN

#### **Entrance Porch**

Entered via a part double glazed door with double glazed windows to front and side, hanging/storage space, door to lounge.

#### **Lounge**

19' x 13' 11" max ( 5.79m x 4.24m max )

Double glazed picture window to front, open riser stairs to first floor, electric fire, radiator, sliding door and glazed window to dining room

#### **Dining Room**

8' 4" x 8' 1" ( 2.54m x 2.46m )

Sliding door to kitchen, opening to conservatory, radiator

#### **Kitchen**

10' 8" x 10' 6" ( 3.25m x 3.20m )

Double glazed window to rear and a part double glazed door to rear leading to the rear garden, a range of floor and wall mounted kitchen units with wooden doors and contrasting work surfaces, single bowl and drainer sink unit, spaces for washing machine and fridge/freezer, radiator, integrated eye-level electric oven with separate integrated gas hob with cooker hood over.

#### **Conservatory**

11' 9" x 7' 11" ( 3.58m x 2.41m )

Open plan to the dining room with double glazed windows to two sides providing attractive aspects onto the rear garden, sloping roof, double doors opening onto the rear garden, radiator.

#### **Landing**

Loft access, storage cupboard, doors to three bedrooms and bathroom.

#### **Bedroom 1**

10' 10" x 10' 7" ( 3.30m x 3.23m )

Double glazed window to front with distant sea view, built in double wardrobe, radiator

#### **Bedroom 2**

13' 2" x 8' 1" ( 4.01m x 2.46m )

Double glazed window to rear, built in double wardrobe, radiator

#### **Bedroom 3**

7' 10" x 7' 7" ( 2.39m x 2.31m )

Double glazed window to front, built in double wardrobe, radiator

#### **Shower Room**

Double glazed window to rear, wc, wash hand basin set into vanity unit, tiled shower cubicle, tiled walls, radiator

#### **Front Garden**

Low level timber fence and gate leading to a paved front garden with covered access to front entrance.

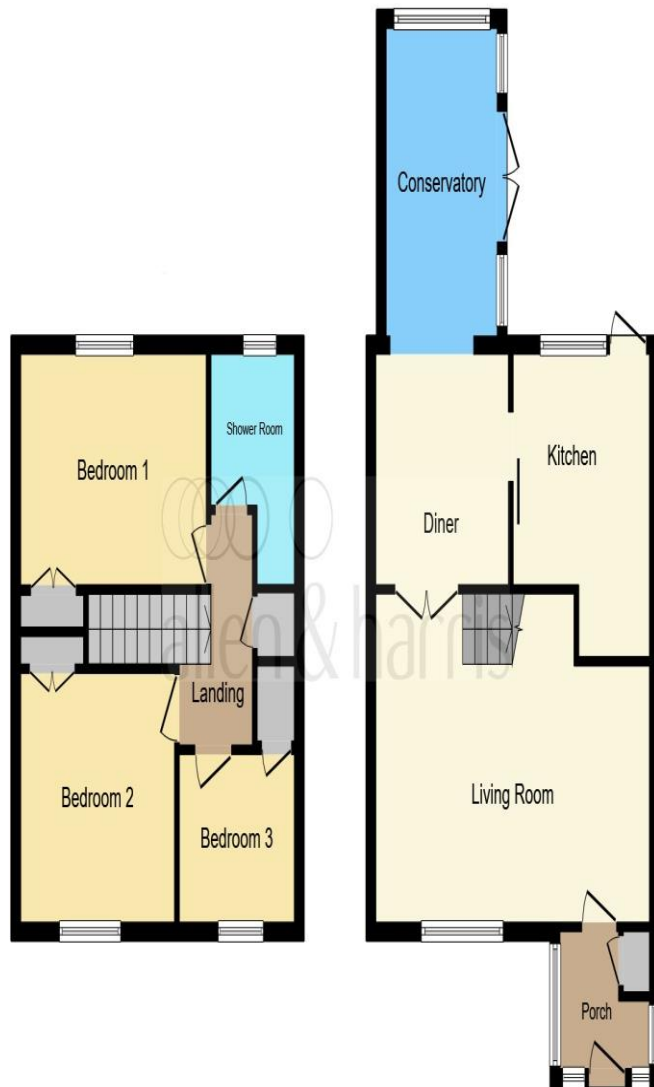
#### **Rear Garden**

Extended by the previous owners, the garden is of a good size and could provide space to extend to the rear, subject to the usual consents and regulations. With timber fenced boundaries, the garden consists of several areas including a paved patio area, garden area laid to lawn and further areas laid to concrete and earth.

#### **Garage**

Located in the right-hand block of garages that can be found separate to the property, further down Wimborne Crescent on the right hand side, accessed by an up and over door





**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Welcome to Wimborne Crescent, Sully, Penarth

- Council Tax Band - D
- A three-bedroom mid-link home offered with NO CHAIN
- Spacious lounge, dining room with open plan conservatory and a separate kitchen
- Generously proportioned rear garden
- Quiet cul-de-sac location in a coastal village

Tenure: Freehold EPC Rating: D

offers in excess of

# £260,000

### directions to this property:

From the office in Penarth (CF64 2AA), proceed to the traffic lights, continue over into Stanwell Road and take the first left onto Victoria Road. Take the second left onto Westbourne Road and continue to the end of the road, turn left at the T-junction onto Lavernock Road. Take the fourth right into Arlington Road and then take the first left onto Wimborne Crescent, where the property can be found approximately 100 yards down on the left had side, accessed via a shared path and marked by our For Sale board.



**view this property online** [allenandharris.co.uk/Property/PNR106206](http://allenandharris.co.uk/Property/PNR106206)



Property Ref:  
PNR106206 - 0008

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allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](http://allenandharris.co.uk)