



Glastonbury Road, Sully, Penarth, CF64 5PZ

Welcome to

Glastonbury Road, Sully, Penarth

This detached property is set on a quiet cul-de-sac in the popular coastal village of Sully. With four bedrooms, master ensuite, an extended utility and downstairs shower room, conservatory and a GARAGE. Set on a generous corner plot offering potential to extend (subject to the usual regulations),

Entrance Porch

Enter via a part double glazed door with full height double glazed window to side and front, tiled walls and floor and part double glazed door to the hallway.

Entrance Hall

Stairs to first floor, radiator with cover, storage cupboard (with double glazed window to front and tiled floor) and doors to lounge/diner and kitchen/breakfast room.

Lounge/dining Room

Lounge Area

14' 5" x 13' 2" (4.39m x 4.01m)

L-shaped with double glazed window to front, radiator and open plan to a dining area.

Dining Area

10' 10" x 9' 10" (3.30m x 3.00m)

Double glazed sliding doors opening to the conservatory, radiator.

Conservatory

11' 6" max x 9' 10" max (3.51m max x 3.00m max)

Double glazed windows to three sides providing views onto the large garden, double glazed double doors opening onto the garden, radiator.

Kitchen/breakfast Room

19' 8" x 9' 2" (5.99m x 2.79m)

Double glazed window to rear, an extensive range of floor and wall mounted kitchen units with complimenting work surfaces which including a breakfast bar, circular bowl and drainer with mixer tap over, integrated gas hob and electric hot plate with cooker hood above, integrated, 'Neff' eye level electric oven and grill, space for a dishwasher, integrated fridge-freezer, tiled walls and floor, door to utility room.

Utility Room

8' 2" x 5' 11" (2.49m x 1.80m)

Double glazed window to rear, part double glazed door to side leading to the garden, spaces for an automatic washing machine and dryer, tiled floor and walls, radiator and door to shower room.

Shower Room

Double glazed window to side, WC, wall mounted wash hand basin, shower with base and shower over, tiled walls and floor.





First Floor Landing

Loft access with ladder to a part boarded loft, doors to four bedrooms and bathroom.

Bedroom 1

13' 5" x 8' 7" (4.09m x 2.62m)

Double glazed window to front with distant sea views, built in double wardrobe, radiator and door to ensuite

Ensuite

8' 6" x 6' 4" (2.59m x 1.93m)

Double glazed window to rear, WC, bidet, corner bath, wash hand basin set into a vanity unit, tiled walls and floor and radiator.

Bedroom 2

13' 4" max x 11' 7" (4.06m max x 3.53m)

Double glazed window to front with distant sea views, built out double wardrobe, fitted bedroom furniture and radiator.

Bedroom 3

11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to rear, radiator, built in double wardrobe, large built in airing cupboard housing combination boiler and radiator.



Bedroom 4

10' 5" x 7' 1" (3.17m x 2.16m)

Double glazed window to front with distant sea views, built in over stair cupboard and radiator.

Bathroom

Double glazed window to rear, pedestal wash hand basin, WC, walk in shower with glass screen and rainfall shower head, tiled walls and floor, further separate shower cubicle, radiator.

Front Garden

Walled boundaries lead to a mainly lawned garden with pressed concrete drive providing off-road parking leading to a GARAGE, side access to the rear garden either side of the property.

Rear Garden

Large rear garden with walled boundaries, laid predominantly to lawn with pressed concrete and paved patio areas. Block built GARDEN STORE.

Garage

16' 11" x 7' 1" (5.16m x 2.16m)

Up and over door, power and lighting and gas meter.

Additional Information

The property benefits from roof mounted solar panels, which the current owners advise are owned outright.



view this property online allenandharris.co.uk/Property/PNR106339



Welcome to

Glastonbury Road, Sully, Penarth

- Set on a large corner plot, providing the opportunity to further extend the property (subject to the usual restrictions and permissions)
- Four bedrooms, ensuite and family bathroom to the first floor
- Large L-shaped lounge/dining room, conservatory and kitchen/diner.
- Utility room and downstairs shower room
- Integrated GARAGE, garden store and a large enclosed rear garden

directions to this property:

From the M4 J33, proceed along the A4232 and take the first main slip road signposted to Cardiff. At the roundabout take the 3rd exit onto Port Road (A4050) and proceed through four roundabouts. At the fifth roundabout take the first exit onto the Barry Docks Link Road (A4231), continue through one roundabout and a set of traffic lights and at the second roundabout take the second exit onto Sully Moors Road. At the next roundabout take the first exit onto South Road and then take the first left hand turning onto Cog Road. Proceed past the public house on the right hand side and take the fourth right hand turn into Glastonbury Road. Take the first left into the cul-de-sac and the property can be found immediately on the left hand side.

view this property online allenandharris.co.uk/Property/PNR106339



Property Ref:
PNR106339 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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.



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk