



Arlington Road, Sully, PENARTH, CF64 5TR

Welcome to

Arlington Road, Sully, PENARTH

With it's quiet and private cul-de-sac location this semi-detached bungalow is ideal for those seeking a more peaceful lifestyle. Having had the attic converted to provide a second double bedroom, the bungalow is larger than it appears, whilst also benefitting from a garden, parking and garage.

Entrance Hall

Cupboard housing airing cupboard and doors to kitchen and lounge.

Kitchen

12' x 5' 9" (3.66m x 1.75m)

Double glazed window to side, range of floor and wall mounted cream kitchen units with work surfaces over, single bowl and drainer sink unit with mixer tap over, integrated electric oven and fridge-freezer, electric hob with cooker hood over, tiled splashbacks and tiled floor.

Lounge

15' 5" x 11' 4" (4.70m x 3.45m)

Double glazed window to front, laminate flooring and radiator, door to rear hall.

Rear Hall

Doors to bathroom, bedroom and breakfast room/study.

Bedroom 2

13' 10" x 8' 5" (4.22m x 2.57m)

Double glazed window to rear and radiator.

Bathroom

Double glazed window to side, wc, pedestal wash hand basin, panelled bath with electric shower and screen over, tiled walls and floor and towel style radiator.

Breakfast Room/Study

9' 3" x 7' 4" (2.82m x 2.24m)

(previously second bedroom) Double glazed door to rear and radiator, stairs to first floor.

Landing

Door to bedroom and roof light.

Bedroom 1

17' 7" x 6' 10" extending to 7' 9" (5.36m x 2.08m extending to 2.36m)

RESTRICTED HEAD HEIGHT

Double glazed roof light to front and rear, laminate flooring and radiator.

Front Garden

Driveway providing off road parking and continuing to the side and rear of the property where there is a GARAGE. Front garden laid to lawn.

Rear Garden

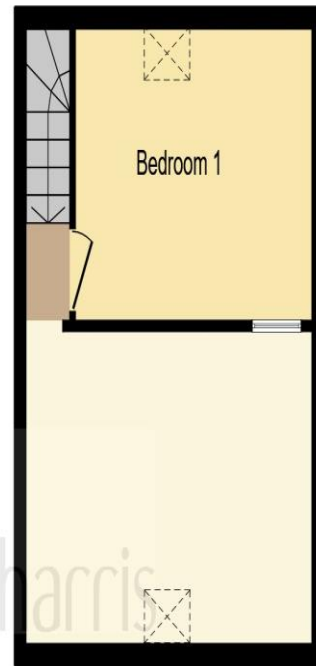
Southerly facing enclosed rear garden, laid mainly to lawn and patio slab with timber fenced boundaries and door to garage.

Garage

Up and over door and power and light.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



**Welcome to
Arlington Road,
Sully, PENARTH**

- Semi-detached two double bedroom bungalow with a quiet, cul-de-sac location.
- Spacious lounge, separate kitchen and a breakfast room/study (previously the 2nd bedroom)
- Double bedroom on the ground floor and a further double bedroom in the converted attic.
- Gardens to front and rear, driveway providing off road parking and GARAGE
- Double glazing and gas central heating

Tenure: Freehold EPC Rating: C

offers over

£260,000



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Property Ref:
PNR106448 - 0004

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