



**Brean Close, Sully, Penarth, CF64 5TS**

## **Welcome to**

### **Brean Close, Sully, Penarth**

Offered with NO CHAIN, this extended detached bungalow is located in a quiet cul-de-sac in Sully. Backing onto open countryside, the property offers flexible accommodation with three bedrooms, two reception rooms, kitchen, large utility room and contemporary bathroom.

#### **Entrance Hall**

Enter via a part patterned and double glazed door with double glazed window light to side, wood flooring, radiator, loft access, doors to lounge, kitchen, three bedrooms and contemporary shower/wet room.

#### **Lounge**

18' x 10' 11" ( 5.49m x 3.33m )

A very nicely proportioned living room with double glazed oriel window to front with deep cill, a further double glazed window to side, coved ceiling and two radiators.

#### **Kitchen**

9' 7" x 7' 2" ( 2.92m x 2.18m )

Double glazed window to side, single bowl sink unit with mixer tap over, range of floor and wall mounted kitchen units with solid wood work tops, attractive terrazzo style tiled splash backs, wall mounted 'Worcester' gas combi boiler set into a fitted cupboard with storage space, integrated microwave, eye-level oven and gas hob with cooker-hood over, dishwasher and fridge. Double doors to sitting room.

The current kitchen could be re-located to the larger utility room, leaving this room to be utilised as a study/hobby/store room.

#### **Sitting / Dining Room**

18' 8" x 9' 4" ( 5.69m x 2.84m )

An attractive space with a vaulted ceiling and exposed beams, double glazed double doors with double glazed windows either side which lead onto the private patio area, further double glazed window to rear overlooking the garden and countryside beyond, radiator, door to utility room.

#### **Utility Room**

13' 5" x 9' 3" ( 4.09m x 2.82m )

Double glazed door to side leading to rear garden, double glazed window to rear, single bowl and drainer sink unit with mixer tap over, range of floor and wall mounted kitchen units with contrasting work surface over, brick tiled splash backs, wood flooring and space for washing machine, fridge and freezer.

This room could be utilised as a larger kitchen/dining room depending on the new owners' requirements. The utility room benefits from pre-installed cooker fuses and electrical provisions, offering flexibility for future oven installation.

#### **Bedroom 1**

10' 6" x 9' 8" ( 3.20m x 2.95m )

Double glazed window to rear, range of quality fitted bedroom furniture to two walls, radiator.

#### **Bedroom 2**

12' 6" x 8' 9" ( 3.81m x 2.67m )

Double glazed window to front, coved ceiling and radiator.

#### **Bedroom 3**

10' 11" x 8' 5" ( 3.33m x 2.57m )

Double glazed window to side, built out storage cupboard and radiator.

#### **Shower/Wet Room**

8' 2" x 5' 2" ( 2.49m x 1.57m )

Double glazed window to side, contemporary shower room with wc, pedestal wash hand basin with mixer tap over set into a vanity unit with storage under, walk-in disabled shower with electric shower over and disabled seat, contemporary tiled walls, extractor fan and towel style radiator.

#### **Front Garden**

Large brick paved driveway providing parking for several cars and/or mobile home, continues to the side of the property and the garage. External socket.

#### **Rear Garden**

Private, enclosed patio area laid to patio slab with steps up to a lawned garden area and raised decking area backing onto open countryside, timber fenced boundaries and outside tap.

#### **Garage**

Up and over door, power and light.





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](http://www.focalagent.com)



## Welcome to

### Brean Close, Sully, Penarth

- An extended, detached bungalow offered with NO CHAIN in a quiet cul-de-sac, backing onto open countryside in the village of Sully
- Three bedrooms, two large reception rooms, kitchen, utility room and a contemporary disabled shower/wet room
- Brick paved driveway providing parking for several cars and/or a mobile home, leading to a GARAGE.
- Private rear garden with an enclosed paved patio area leading to a lawned garden which backs directly onto open countryside.

Tenure: Freehold EPC Rating: B

Council Tax Band: F

## £400,000

#### 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. Proceed through Penarth, pass Cosmeston Lakes on the right hand side and continue to the village of Sully. As you enter the village take the third right into Arlington Road and then take the second right onto Brean Close, the property will be facing you as the road splits / bends round to the left, marked by our For Sale board.

**view this property online** [allenandharris.co.uk/Property/PNR106408](https://allenandharris.co.uk/Property/PNR106408)



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