



Lynton Close, Sully, Penarth, CF64 5UZ

Welcome to

Lynton Close, Sully, Penarth

A lovely, detached home offered with NO CHAIN, located on a quiet cul-de-sac of just seven homes in the coastal village of Sully. Offering four bedrooms (one with BALCONY and COASTAL VIEWS), spacious lounge and dining room, cloakroom/WC, conservatory, driveway, GARAGE and a generous corner plot.

Entrance Hall

Enter via a part double glazed door with patterned leaded light, double glazed window to front, stairs to first floor with cupboard under, laminate flooring, radiator, double door to lounge and doors to kitchen and cloakroom/wc.

Cloakroom / Wc

Double glazed window to side, wall mounted wash hand basin, wc, radiator and tiled splash-back.

Lounge

14' 11" x 13' (4.55m x 3.96m)

Double glazed window to front with fitted blind, stone fireplace to one wall with integrated shelving & tv stand and opening to dining room.

Dining Room

12' 2" x 11' (3.71m x 3.35m)

Double glazed double door to rear opening onto the rear garden, serving hatch to kitchen and radiator.

Kitchen

11' 10" x 8' 11" (3.61m x 2.72m)

Double glazed window to side and double glazed window and double glazed door to conservatory, one and a half bowl and drainer sink unit with mixer tap over, floor and wall mounted kitchen units with complimenting work surface over, tiled splash-backs, integrated eye-level electric oven and grill with 4 ring gas hob, wall mounted gas central heating boiler, space for fridge-freezer, washer and dryer and tiled floor.

Conservatory

12' 11" x 8' 9" (3.94m x 2.67m)

Double glazed double door to rear garden, double glazed windows to three sides and tiled floor.

Landing

Double glazed door with full height window leading to balcony, double glazed window to side, airing cupboard housing hot water tank and loft access.

Bedroom 1

13' 9" x 10' 7" (4.19m x 3.23m)

Double glazed window to front, built in wardrobes to one wall and radiator.

Bedroom 2

10' 8" x 10' 5" (3.25m x 3.17m)

Double glazed door and full height window to rear giving access to a LARGE BALCONY, built in wardrobes to one wall and radiator.

Balcony

Private, good-sized balcony with sea views.

Bedroom 3

10' 11" x 9' 3" (3.33m x 2.82m)

Double glazed window to front, built out over-stair storage cupboard and radiator

Bedroom 4

9' 4" x 7' 1" (2.84m x 2.16m)

Double glazed window to rear and radiator.

Bathroom

Double glazed window to side, panelled bath with mixer tap and electric shower over, pedestal wash hand basin, wc, tiled walls and radiator.

Front Garden

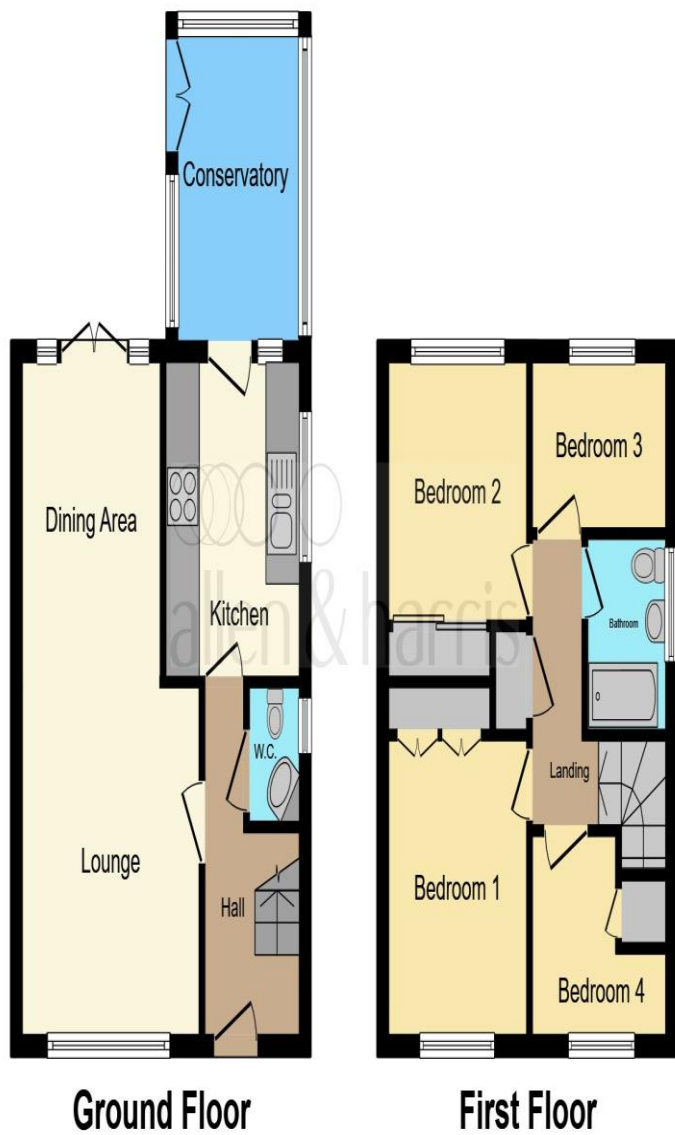
Driveway providing parking for 3 cars and leading to the garage, garden area laid to lawn with mature tree and planted border.

Rear Garden

South westerly facing private, rear garden on a good-sized corner plot with timber fenced boundaries, a covered timber deck and side access with a gate leading to the garage and drive.

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



Welcome to

Lynton Close, Sully, Penarth

- A light and bright detached family home offered with NO CHAIN and located on a quiet cul-de-sac of just seven homes in the coastal village of Sully.
- Entrance hall with cloakroom/WC, a spacious lounge and dining room, kitchen and conservatory on the ground floor.
- Four bedrooms, one of which has a large BALCONY with coastal views and a family bathroom to the first floor
- Good sized corner plot with a private rear garden on two sides with a generous decked area.
- Driveway with electric car charger providing parking for 3-4 cars leading to a GARAGE.

Tenure: Freehold EPC Rating: E

Council Tax Band: F

£450,000

directions to this property:

On entering Sully from the West on the B4267 (Lavernock Road), take the first right hand turn onto Swanbridge Road, pass under a bridge and after passing the new housing estate turn left onto Cog Road. Take the third left onto Conybeare Road and then take the second right onto Lynton Close where the property can be found on the right hand side at the end of the cul-de-sac.

view this property online allenandharris.co.uk/Property/PNR106817



Property Ref:
PNR106817 - 0004

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



029 2070 5528



penarth@allenandharris.co.uk



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



allenandharris.co.uk