



Westminster Drive, Sully, Penarth, CF64 5ET

Welcome to

Westminster Drive, Sully, Penarth

Built as a link-detached this three bedroom family home now benefits from a converted garage adding to the ground floor living space. With three reception rooms, kitchen, downstairs cloakroom, a generous south westerly facing garden and parking for three to four cars it has everything a family needs

Entrance Porch

Entered via double glazed sliding doors, part glazed door to entrance hall, storage/hanging space.

Entrance Hall

Doors to lounge, dining room and living room, further door to cloakroom/WC and stairs to first floor.

Cloakroom/wc

Double glazed window to front, WC, wall mounted wash hand basin, radiator, part tiled walls.

Lounge

9' 8" x 13' 10" (2.95m x 4.22m)

Double glazed window to front, contemporary styled radiator, laminate flooring, coved ceiling.

Family Dining Room

16' 5" x 11' 5" (5.00m x 3.48m)

A large living space, previously the kitchen and dining room, with double glazed double doors leading to the rear garden, double glazed sliding door into a LEAN-TO CONSERVATORY, laminate flooring with underfloor heating, door to understair cupboard, cupboard housing gas fired combination boiler and opening to the kitchen.

Kitchen

12' 5" x 8' 8" (3.78m x 2.64m)

Double glazed window to rear, an extensive range of floor and wall mounted kitchen units with contrasting work surfaces, spaces for washing machine, dishwasher and fridge/freezer, gas fired range with glass splashback and stainless steel cooker hood above, one and a half bowl and drainer sink unit with mixer tap, underfloor heating with tiled floor, roof light, spotlights.

Sitting Room

11' 3" x 8' 7" (3.43m x 2.62m)

Double glazed window to front, laminate flooring, underfloor heating, spotlights, roof light.

First floor landing

Double glazed window to side, loft access with ladder, doors to three bedrooms and family bathroom.

Bedroom 1

12' 7" to wardrobes x 8' 9" (3.84m to wardrobes x 2.67m)

Double glazed window to side, fitted wardrobes to one wall, Radiator

Bedroom 2

10' 5" x 9' 2" (3.17m x 2.79m)

Double glazed window to rear with partial sea view, radiator

Bedroom 3

9' 9" x 7' 7" (2.97m x 2.31m)

Double glazed window to front, radiator

Bathroom

Double glazed window to rear, WC, wash hand basin with mixer tap set into a vanity unit with storage cupboards, panelled bath with shower over, tiled walls, radiator.

Front Garden

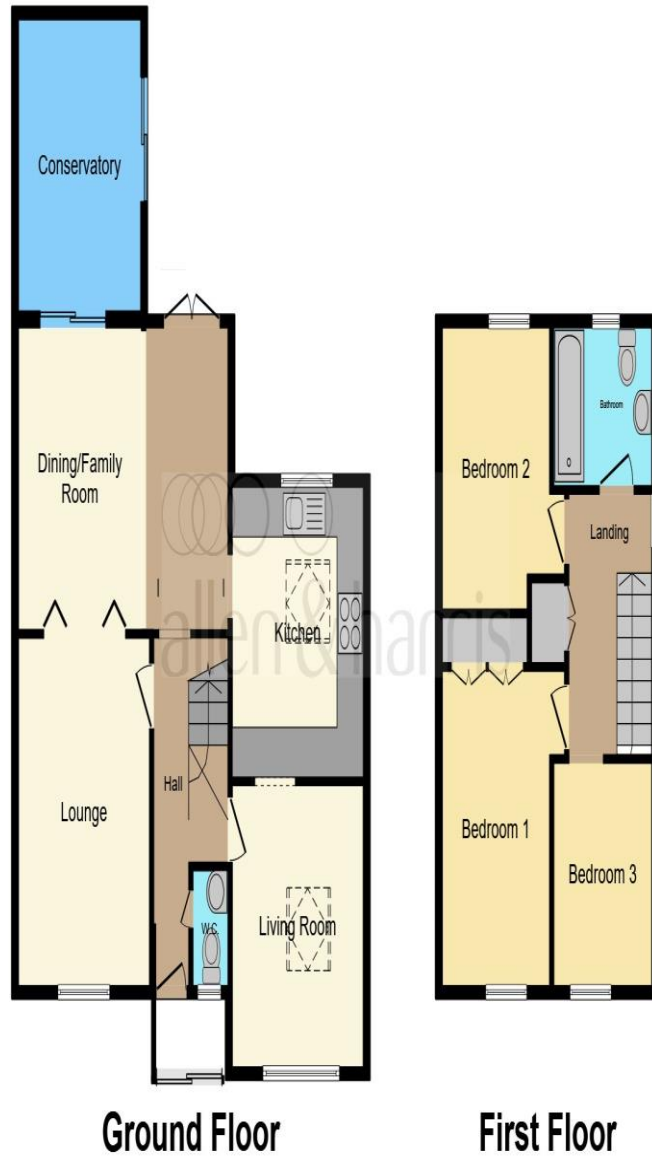
Laid predominantly to brick pavia to provide off-road parking for three to four cars, side access to rear garden via timber gate, shrub borders.

Rear Garden

A private and enclosed, south westerly facing garden with side access and an outside tap, laid predominantly to lawn with paved patio area adjacent to the property, boundaries are marked by timber fencing and mature hedging.

Area

The village of Sully lies just north of the Bristol channel, between the coastal towns of Penarth and Barry. Around 100 years ago, the village was mostly agricultural, and was thought to only have around 200 occupants. Today, it's a peaceful yet popular village with beautiful surroundings, sea views and a stunning outlook towards Sully Island, just off the coast. A One Stop convenience store serves the village, and the popular Sully Inn gastropub is less than a minute away from the property, in Cog Road. The nearby towns of Barry and Penarth both offer wider options for the weekly food shop, with multiple supermarkets including Tesco, Morrisons and Asda occupying the town centres. There are lots of options for eating out, as well as leisure activities for sports enthusiasts. Towards Penarth is the Glamorganshire Golf Club and Penarth Rugby Football Club, plus some stunning walking opportunities at Cosmeston Lakes and Country Park, and Sully's own beautiful coastal path.



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 Westminster Drive, Sully, Penarth

- Council Tax Band - F
- Lounge, separate spacious dining room and a useful third reception room, ideal as a playroom or office.
- Built as a link-detached, this family home now benefits from a converted garage adding to the ground floor living space.
- Fitted kitchen with modern kitchen units, underfloor heating which continues into the dining and living rooms.
- Generously proportioned south westerly facing rear garden, CLOAKROOM/WC

Tenure: Freehold EPC Rating: D

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



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Property Ref:
PNR106187 - 0005

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