



hrt

herbert r thomas

38 Melrose Walk
Sully, Penarth, The Vale Of
Glamorgan, CF64 5WD

hrt.uk.com

38 Melrose Walk

Guide Price £679,950

An outstanding four double bedroom, detached executive family home with beautiful landscape gardens and detached garden/leisure room, situated in a highly sought-after and convenient location.

Modern detached executive family home with beautifully presented accommodation throughout

Many optional extras and improvements made by the current owners

Prime position within this sort after development with south facing rear garden and opening views to front

Two reception rooms, kitchen/dining room plus ground floor utility room/cloakroom

Four double bedrooms. Bedrooms one and two both with en-suite shower rooms

Beautiful enclosed, low maintenance, landscaped garden

Fantastic garden/leisure room, an ideal entertainment space, gym or home office

Off-road parking plus detached double garage and EV charging point

Category 6 broadband hard wired to home office

CCTV and security alarm installed





THIS IS OUR HAPPY PLACE



This beautifully presented four double bedroom detached executive family home must be viewed to be appreciated. The property sits in a prime position in this sought-after and conveniently located development on the periphery of Sully. It has a generous sized landscaped, south facing garden and enjoys far reaching countryside views to the front.

The accommodation briefly comprises of an ENTRANCE HALL, with stairs to the first floor and useful under stairs storage cupboard space. The HALLWAY, (6'4" widening to 9'6" x 15'7") has porcelain tiled floors, benefiting from under floor heating, which continues into the KITCHEN/BREAKFAST ROOM, (21'7" x 11'4") STUDY, (12'6" x 8'1") and UTILITY/CLOAKROOM, (6'4" x 5'8"). The LOUNGE, (23'4" x 12'7") is dual aspect with window to front and glazed french doors flanked by windows to rear, giving access and views into the garden. The room has a contemporary log effect 'Evonics' electric feature fire, set within a chimney breast with media wall above. French doors from the lounge and further door from the hallway

give access into the light and airy KITCHEN/DINING ROOM, (21'7" x 11'4") with a window plus French doors, flanked by windows leading onto the garden. The kitchen has a range of high gloss grey, base, larder and wall mounted units with integrated appliances, including double oven, gas hob with cooker hood over, dish washer and fridge/freezer. Off the hallway is a HOME OFFICE, with window to front, enjoying far reaching views. It has a fitted range of bespoke office furniture built to the owners specification by 'Jarrods', offering desktop space with drawer line units below and wall mounted shelving over. Finally, to the ground floor is a UTILITY ROOM/CLOAKROOM, (6'4" x 5'8") base line units with integrated washing machine and housing a low level WC.

The first floor LANDING, with window to front, gives access to the bedroom accommodation. The property has four double bedrooms. BEDROOM ONE, (12'10" x 11'7") and BEDROOM TWO, (11'7" max x 10'7") are both located at the rear of the property with views over the garden. Both bedrooms have built-in wardrobes and walking in storage cupboards and each benefit from EN-SUITE SHOWER ROOMS, (both 8'2" x 5'1") with

white three piece suites and full tiling to floor and walls. BEDROOM THREE, (9'3" x 9'2" widening to 10'5" max) and BEDROOM FOUR, (12'6" x 7'5") are located at the front of the property, enjoying far reaching countryside views. Bedroom three has built-in wardrobe cupboard. The family BATHROOM, (7' x 6'1") has a white three piece suite which includes a panel bath with a shower over and full tiling to floor and walls

Outside, to the front of the property is an open plan lawned garden. To the side is a driveway, ahead of the detached DOUBLE GARAGE, (21'2" x 20'2") with two remote controlled roller shutter doors to front, French doors to side leading into the rear garden. It benefits from power and lighting and has storage space within the roof trusses. The enclosed rear garden has undergone significant works to create an impressive low maintenance garden. A large porcelain tiled patio extends from the rear of the property out onto an astro turf lawn.

Within the garden is a hot tub (available by separate negotiation) with outside shower fitted at the rear of the garage. An outstanding GARDEN ROOM, (12'8" widening to 21'5" x 13'2") has been built, which offers a versatile space, currently an entertainment room with bar area and fitted seating. It would make an ideal home gym or home office. It has bi-fold doors from the garden and a large lantern style skylight. A secret door leads out to a small courtyard garden beyond the garden room.

Ground Floor



First Floor





Directions

From Cardiff travel towards Penarth. Proceed along the A4055 towards Dinas Powys. At the lights turn left. Take the first right onto Sully Road. Proceed to a fork in the road and bear right onto Cog Road. Take the first left onto Melrose Walk where No.38 will be found immediately on the right hand side.

Tenure

Freehold

Services

Mains gas, electricity, drainage and water

Council Tax Band G

EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

