

23 Slade Close

Sully, Vale of Glamorgan, CF64 5UU



A very much improved and double storey extended five bedroom semi-detached house located in a quiet cul-de-sac. The ground floor accommodation comprises the porch, hall, living room, kitchen, utility room, cloakroom and garage. There are then four bedrooms and a bathroom on the first floor along with a further bedroom above. The loft bedroom is a very versatile space and is ideal for a number of uses. The property has off road parking to the front for two cars and an enclosed, westerly rear garden which is of good proportions and laid to composite decking, lawn and artificial grass. EPC: TBC.

**David
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Your local Estate Agent & Chartered Surveyor

£425,000

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Accommodation

Ground Floor

Porch 6' 11" x 6' 5" (2.11m x 1.96m)

Tiled floor. Composite front door and uPVC double glazed window to the front. Recessed lights. Central heating radiator. Timber glazed panel door into the hall.

Hall

LVT flooring. Stairs to the first floor. Central heating radiator with cover. Double doors into the living room.

Living Room 12' 4" x 13' 2" (3.76m x 4.02m)

LVT flooring. uPVC double glazed window to the front. Built-in cupboard. Power points and TV point. Central heating radiator.

Dining Room 8' 0" x 10' 11" (2.43m x 3.34m)

LVT flooring. uPVC double glazed doors into the garden and a door into the kitchen. Central heating radiator. Power points. Coved ceiling. Fitted wall light.

Kitchen 15' 0" x 10' 8" (4.58m x 3.24m)

Tiled floor. Fitted kitchen comprising wall units and base units with white gloss doors and laminate work surfaces. Breakfast bar with wooden work surface. Integrated appliances including an electric oven and grill, four zone electric hob, extractor hood, fridge freezer and washing machine. uPVC double glazed window and door into the garden. Door to the utility room. Recessed lights. Power points. Central heating radiator.

Utility Room 6' 7" x 9' 7" (2m x 2.93m)

Tiled floor continued from the kitchen. Door to the WC. Fitted work surface. Plumbing for washing machine and dryer. Central heating radiator. uPVC double glazed window to the side. Door to the garage. Power points. Extractor fan.

WC 2' 11" x 4' 8" (0.89m x 1.42m)

Tiled floor. WC and wash hand basin with storage below. Extractor fan. Central heating radiator.

Garage 7' 1" x 10' 11" (2.15m x 3.32m)

Double doors to the front. uPVC double glazed window to the side. Electric light and power points.

First Floor

Landing

Fitted carpet to the stairs and landing. High level cupboard. Doors to four bedrooms and the bathroom. Stairs to the second floor.

Bedroom 1 8' 10" x 13' 0" (2.7m x 3.96m)

Double bedroom with fitted wardrobes and uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. TV point.

Bedroom 2 9' 2" into doorway x 9' 3" (2.8m into doorway x 2.83m)

uPVC double glazed window to the rear. Fitted wardrobes with mirrored sliding doors. Fitted carpet. Central heating radiator. Power points and TV point.

Bedroom 3 14' 0" maximum x 10' 10" maximum (4.26m maximum x 3.3m maximum)

The original third bedroom, now an extended double with two uPVC double glazed windows to the front. Fitted carpet. Central heating radiator. Recessed lights. Power points.

Bedroom 4 6' 6" x 10' 11" (1.99m x 3.34m)

Bedroom with fitted wardrobes and a uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Recessed lights.

Bathroom 6' 2" x 6' 2" (1.89m x 1.87m)

Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Vinyl floor. Tiled walls. Heated towel rail.

Second Floor

Bedroom 5 20' 11" maximum x 17' 11" maximum (6.38m maximum x 5.45m maximum)

A excellent additional space, being a fully compliant loft conversion spanning the full width of the original house and side extension. This space could also be split into two rooms if required. Fitted carpet. Three Velux windows to the front and two uPVC double glazed windows to the rear with views over Sully towards the Bristol Channel. Eaves storage. Two central heating radiators. Recessed lights. TV point.

Outside

Front

Off road parking for two cars laid to block paving. Outside lights.

Rear Garden

An enclosed rear garden with a westerly aspect, laid to composite decking, lawn and artificial grass. Outside lights. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA220046).

Council Tax Band

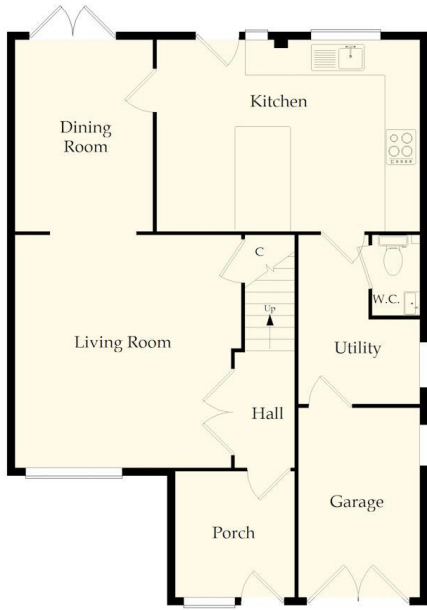
The Council Tax band for this property is D, which equates to a charge of £1,950.67 for the year 2024/25.

Approximate Gross Internal Area

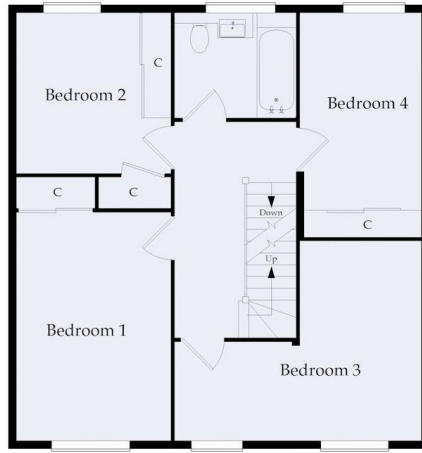
1582 sq ft / 147 sq m.

Energy Performance Certificate

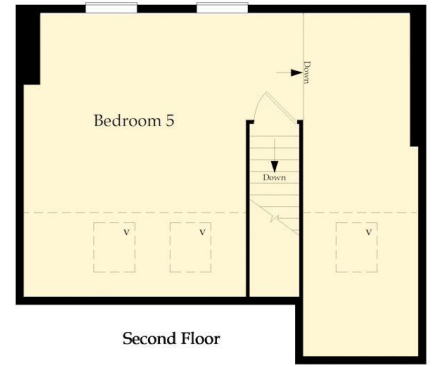
Floor Plan



Ground Floor



First Floor



Second Floor

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