

# 20 Castle Wood Road

Sully, Vale of Glamorgan, CF64 5WP



A stylish, modern four bedroom detached house ideal for first time buyers and young families as well as downsizers. Located in the new Sully development of Gwel yr Ynys and comprising an entrance hall, living room, study, cloakroom and kitchen / diner on the ground floor as well as four bedrooms and two bathrooms above. The property has off road parking to the front and side, a garage and an enclosed rear garden with some partial views between houses over the surrounding countryside. No chain. EPC: B.

**David  
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**£445,000**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

Wood effect luxury vinyl flooring with a herringbone pattern. Central heating radiator. Power points. Central heating radiator. Fitted cupboard. Doors to the study, living room, kitchen / diner and cloakroom. Large built-in under stair cupboard with power points.

#### **Living Room** 10' 8" x 15' 0" (3.26m x 4.57m)

Fitted carpet. uPVC double glazed windows and doors into the garden. Two central heating radiators. Power points. TV point.

#### **Study** 7' 2" x 7' 2" (2.19m x 2.19m)

A useful additional room that could be used as a study or TV snug. Fitted carpet. Central heating radiator. uPVC double glazed window to the front. Fitted Venetian blinds. Power points and phone point.

#### **Cloakroom** 5' 5" x 5' 10" (1.64m x 1.79m)

Luxury vinyl floor. uPVC double glazed window to the rear. WC and fitted work surface with wash hand basin and storage below. Central heating radiator. Extractor fan. Plumbing for washing machine.

#### **Kitchen / Diner** 9' 5" x 22' 6" (2.86m x 6.85m)

An excellent kitchen/ diner with uPVC double glazed window to the front and double doors to the rear. Fitted kitchen comprising wall units and base units with grey matt finish doors and laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood, dishwasher and fridge freezer. Recessed lights. Central heating radiator. Ample space for dining table and chairs or lounge furniture. Power points. Cupboard with gas combination boiler.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Large built-in cupboard. Doors to all bedrooms and the bathroom. Hatch to the loft space. Central heating radiator. Power points.

#### **Bedroom 1** 10' 10" x 13' 8" (3.31m x 4.17m)

Master bedroom with en-suite and large fitted wardrobe. Fitted carpet. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points. TV point. Door to the en-suite.

#### **En-Suite** 6' 6" x 4' 10" (1.99m x 1.47m)

Luxury vinyl floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Central heating radiator. uPVC double glazed window to the front. Recessed lights. Extractor fan. Shaver point.

#### **Bedroom 2** 12' 10" maximum x 8' 7" (3.9m maximum x 2.61m)

Double bedroom with uPVC double glazed window to the front. Fitted Venetian blinds. Central heating radiator. Power points. Central heating radiator. Fitted wardrobe.

#### **Bedroom 3** 8' 10" x 9' 2" (2.7m x 2.8m)

Double bedroom with uPVC double glazed window to the rear and large fitted wardrobe. Power points. Central heating radiator. Fitted carpet.

#### **Bedroom 4** 10' 2" maximum x 8' 7" (3.1m maximum x 2.61m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden and with some partial views across the surrounding countryside past the houses behind. Fitted carpet. Central heating radiator. Power points. Fitted Venetian blinds.

### **Bathroom** 7' 9" x 5' 7" (2.35m x 1.71m)

Wood effect luxury vinyl floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. uPVC double glazed window to the rear. Recessed lights. Extractor fan. Fitted cabinet with mirrored doors.

### Outside

#### **Front and Side**

Lawned area to the front along with a driveway to the side laid to tarmac for two cars.

#### **Garage** 10' 6" x 20' 1" (3.21m x 6.12m)

Up and over garage door to the front. Electric light and power points.

#### **Rear Garden**

An enclosed rear garden with paved patio and lawn. Gated access to the side onto the driveway.

### Additional Information

#### **Tenure**

The property is held on a freehold basis.

#### **Estate Management Fee**

£121.65

#### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2,817.63 for the year 2024/25.

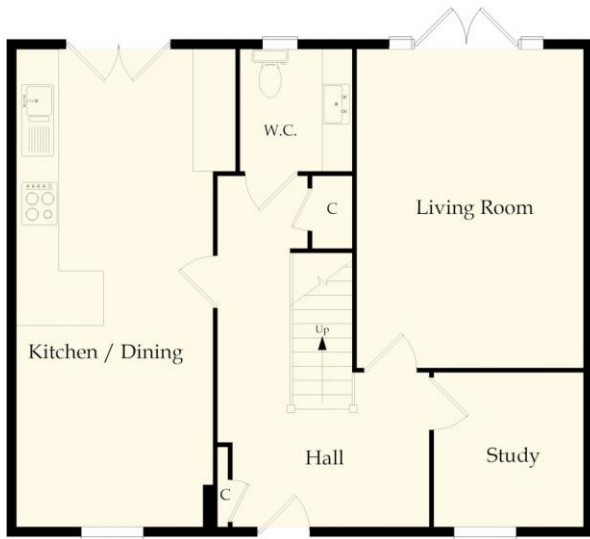
#### **Approximate Gross Internal Area**

1184 sq ft / 110 sq m.

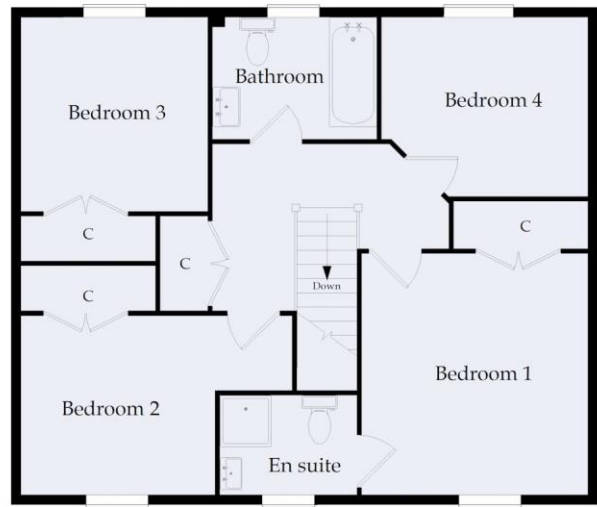
#### **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



Ground Floor



First Floor

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