

15 Lynmouth Drive

Sully, Vale of Glamorgan, CF64 5TP



A unique, completely rebuilt seafront property with stunning water views across the Bristol Channel. Offering very versatile space over two floors, the property is entered via an elegant hallway with high vaulted ceiling and comprises three rooms - all with en-suite bathrooms, an impressive kitchen / diner, cloakroom, laundry and integral garage. The first floor has a sitting room with views, two further double bedrooms - both with en-suites - a cloakroom and a spectacular roof terrace that is accessed from both bedrooms and the sitting room. The property has extensive off road parking to the front and a very pleasant rear garden comprised of lawned and patio areas and with a sunny southerly aspect. No chain. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,500,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Entrance Hall

An extremely elegant and welcoming entrance hall with sight lines straight through the property and across the Bristol Channel as well as up to the first floor gallery landing. Rich oak vintage parquet flooring from Broadleaf Timber that runs through most of the ground floor. Under floor heating. Bespoke oak staircase to the first floor. Doors to the living / dining / kitchen, three bedrooms and the cloakroom. Built in coat cupboard. Oak front door with aluminium double glazed windows to either side and one above at a high level. Two Velux windows. Recessed lights.

Living / Dining Room / Kitchen 40' 4" x 17' 9" (12.3m x 5.4m)

A truly impressive main living space across the back of the property, opening out onto the garden and with superb views over the Bristol Channel. Tiled floor with under floor heating. Aluminium double glazed bi-fold doors onto the garden. Fitted kitchen comprising a range of wall units and base units plus central island, all with Shaker style doors, quartz work surfaces and matching upstands. Integrated appliances including two Neff touch control slide and hide electric ovens, two Neff combi-microwaves, five zone induction hob and dishwasher, Bosch counter level fridge and freezer and a Lamona extractor hood. Twin bowl ceramic sink. Pantry (1.8m x 1.4m) with fitted shelving. Recessed lights throughout the space and feature pendant lighting over the island. The living area has TV and data points. Ceiling speaker.

Laundry 9' 10" x 11' 10" (3m x 3.6m)

Accessed from the kitchen and providing very practical additional space. Matching kitchen units and quartz work surfaces. Single bowl counter sunk ceramic sink. Plumbing for a washing machine and dryer. Built-in cupboard. Raised dog shower. Tiled floor with under floor heating. Aluminium double glazed window to the side.

Games Room / Gym / Bedroom 5 15' 1" x 18' 8" (4.6m x 5.7m)

A versatile room, currently utilised as a home gym but equally suited to being a games room, reception room or ground floor bedroom with en-suite shower room. Aluminium double glazed windows to the front. Vintage oak block flooring. Recessed lights and ceiling speaker. Central heating radiator. Power, data and TV points. Door to the en-suite.

En-Suite 6' 7" x 10' 2" (2m x 3.1m)

Porcelain tiled floor and walls from Porcelanosa. Suite comprising a walk-in shower, WC and wash hand basin with storage below. Heated towel rail. Recessed lights. Extractor fan. Shaver points.

Cloakroom 6' 11" x 6' 7" (2.1m x 2m)

WC and wash hand basin with storage below. Tiled floor - with under floor heating - and walls. Recessed lights. Extractor fan.

Bedroom 3 13' 1" x 17' 1" (4m x 5.2m)

The larger of the ground floor bedrooms, with dressing room and en-suite. Vintage oak wood block flooring with under floor heating. Aluminium double glazed door and window to the rear into the garden and with Bristol Channel Views. Central heating radiator. Power, TV and data points. Recessed lights and ceiling speaker. Doors to the dressing room and en-suite.

Dressing Room 8' 6" x 5' 3" (2.6m x 1.6m)

Fitted clothes storage. Power points. Recessed lights.

En-Suite 5' 11" x 8' 10" (1.8m x 2.7m)

Porcelain wall and floor tiles from Porcelanosa. Suite comprising a walk-in shower, WC and wash hand basin with storage below. Recessed lights. Heated towel rail. Shaver points. Extractor fan.

Bedroom 4 12' 2" x 12' 10" (3.7m x 3.9m)

Double bedroom with aluminium double glazed window to the front. Vintage oak flooring with under floor heating. Central heating radiator. Recessed lights and ceiling speaker. Power, data and TV points. Door to the en-suite.

En-Suite 5' 11" x 8' 10" (1.8m x 2.7m)

Suite comprising a walk-in shower, WC and wash hand basin with storage below. Porcelain floor and wall tiles from Porcelanosa. Heated towel rail. Recessed lights. Extractor fan. Shaver points.

First Floor

Landing

Oak staircase from the ground floor and matching vintage oak block flooring. Recessed lights. Glazed panel doors into the lounge and doors into both bedrooms and the WC. Power points. Central heating radiator.

Lounge 24' 7" x 12' 2" (7.5m x 3.7m)

A most impressive sitting room with access onto the roof terrace and far reaching views across the garden and Bristol Channel. Two sets of aluminium bifold doors onto the terrace. Vintage oak block flooring. Two central heating radiators. Power, TV and data points. Recessed lights. Recess for TV and a fitted contemporary gas fire. Skylight.

Bedroom 1 14' 5" x 17' 5" (4.4m x 5.3m)

The main bedroom, with dressing room, luxurious en-suite and direct access onto the roof terrace which gives stunning views across the Bristol Channel. Fitted carpet. Aluminium double glazed window and door onto the terrace. Recessed lights. Central heating radiator. Power and TV points. Doors to the en-suite and dressing room.

Dressing Room 8' 6" x 10' 6" (2.6m x 3.2m)

Fitted carpet. Aluminium double glazed window to the front. Fitted storage. Recessed lights. Power points.

En-Suite 12' 2" x 10' 6" (3.7m x 3.2m)

A luxurious main en-suite with suite comprising a bathub, walk-in shower cubicle, twin bowl wash basins with storage below and a WC. Heated towel rail. Recessed lights. Shaver points. Aluminium double glazed window to the front with fitted blinds. Porcelain tiled floor and walls from Porcelanosa.

Bedroom 2 12' 6" x 14' 9" (3.8m x 4.5m)

The second first floor double bedroom, again with aluminium double glazed window and door onto the terrace. Fitted carpet. Power, TV and data points. Central heating radiator. Recessed lights. Doors to the dressing room and en-suite.

Dressing Room 5' 3" x 10' 2" (1.6m x 3.1m)

Fitted carpet. Aluminium double glazed window to the front. Fitted storage. Recessed lights. Power points.

En-Suite 6' 11" x 10' 2" (2.1m x 3.1m)

Suite comprising a walk-in shower, WC and wash hand basin with storage below. Heated towel rail. Porcelain floor and wall tiles from Porcelanosa. Aluminium double glazed window to the front. Shaver points. Recessed lights.

WC 4' 11" x 10' 6" (1.5m x 3.2m)

Porcelain tiled floor and walls, from Porcelanosa. Suite comprising a WC and wash hand basin with storage below. Recessed lights. Heated towel rail. Aluminium double glazed window to the front with fitted Roman blind.

Outside

Front

The property benefits from a large resin bound gravel driveway that provides extensive off road parking for a number of cars. Attractive cedar front door with matching dormer cladding. External canopy over the front door. Outside lights.

Garage

An integral garage with garage door to the front from the driveway and a door at the rear into the laundry.

Roof Terrace 47' 3" x 17' 1" (14.4m x 5.2m)

A very spacious roof terrace with southerly aspect and views across the Bristol Channel. Storage cupboards on both sides. Porcelain paved floor. Glass balustrade. Outside lights. External speakers. Power points.

Rear Garden

A superb rear garden with southerly aspect and endless view across the Bristol Channel. Direct access from the house onto the porcelain paved patio with seating and dining space along with pergola and store room. The patio steps down onto the lawn which is lined with mature planting. Outside tap, lighting and power points.

Additional Information

Freehold

The property is held on a freehold basis (WA311818).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £3,901.34 for the year 2024/25.

Approximate Gross Internal Area

3982 sq ft / 370 sq m.

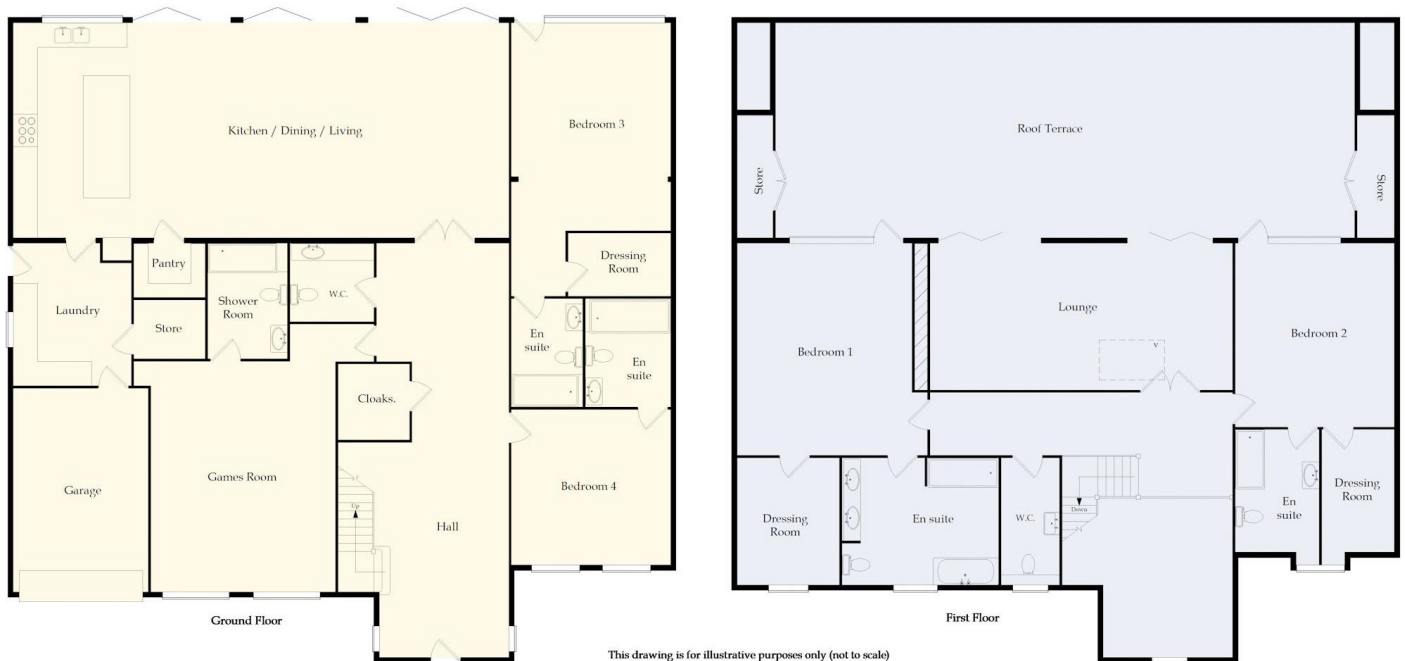
Sound and Data

The property benefits from a Sonos system throughout with ceiling speakers in all main rooms and in the rear garden, as well as enhanced WiFi to ensure high speed connectivity in all parts of the house.

Utilities

The property is connected to mains electricity, gas, water and sewerage services.

Floor Plan



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