

5 Flat Holm Close

Sully, Vale of Glamorgan, CF64 5WJ



A very well looked after, modern four bedroom detached house on this popular new development, with views towards the Bristol Channel from the study and front bedroom. Comprises the entrance hall, study, sitting room, kitchen / diner and cloakroom on the ground floor along with the four bedrooms and two bathrooms above. The property benefits from a low maintenance rear garden with patio and lawn, off road parking for two to three cars and a garage. The property is in excellent order throughout and still has scope for personalisation. EPC: B.

**David
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Your local Estate Agent & Chartered Surveyor

£439,995

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Accommodation

Ground Floor

Hall

Laminate flooring. Built-in cupboard. Stairs to the first floor. Doors to all ground floor rooms. Central heating radiator. Power points.

Sitting Room *10' 8" x 15' 0" (3.25m x 4.58m)*

Fitted carpet. uPVC double glazed doors to the rear into the garden. Central heating radiator. Power points and TV point.

Study *7' 3" x 7' 3" (2.2m x 2.2m)*

Laminate flooring. uPVC double glazed window to the front with fitted shutters. Central heating radiator. Power points.

Utility Room / WC *5' 4" x 5' 10" (1.63m x 1.78m)*

Laminate flooring continued from the entrance hall. Fitted base units with work surface, sink, integrated washing machine and a WC. Central heating radiator. Power points. uPVC double glazed window to the rear. Recessed lights. Extractor fan.

Kitchen / Diner *10' 3" maximum x 22' 6" (3.13m maximum x 6.85m)*

Laminate flooring throughout, continued from the entrance hall. uPVC double glazed window to the front with fitted shutters and double doors to the rear into the garden. Fitted kitchen comprising wall units and base units with grey gloss doors and stone effect laminate work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob, extractor hood, fridge freezer and dishwasher. Fitted breakfast bar. Space for a dining table and chairs. Central heating radiator. Power points. Recessed lighting.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Large built-in cupboard with shelving. Hatch to the loft space. Power points.

Bedroom 1 *10' 10" x 11' 5" plus wardrobes (3.3m x 3.47m plus wardrobes)*

Double bedroom with en-suite shower room. uPVC double glazed window to the front with views towards the Bristol Channel and fitted shutters. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points and TV point. Door to the en-suite.

En-Suite *6' 6" x 4' 9" (1.99m x 1.44m)*

An en-suite shower room with suite comprising a shower cubicle with mixer shower, WC and wash hand basin. uPVC double glazed window to the front. Central heating radiator. Extractor fan. Shaver point. Recessed lighting.

Bedroom 2 *8' 10" x 9' 2" plus wardrobes (2.69m x 2.79m plus wardrobes)*

Double bedroom with uPVC double glazed window to the rear. Fitted shutters to the window. Built-in wardrobe. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 *12' 8" maximum x 8' 6" plus wardrobes (3.87m maximum x 2.6m plus wardrobes)*

Another double bedroom, once again with built-in wardrobe and with a uPVC double glazed window to the front. Fitted shutters to the window. Fitted carpet. Power points. Central heating radiator.

Bedroom 4 *10' 2" x 8' 7" (3.09m x 2.61m)*

A well-proportioned bedroom to the rear of the house - equally suited to being a study. Fitted carpet. Shutters to the window. Central heating radiator. Power points.

Bathroom 7' 9" x 5' 7" (2.35m x 1.7m)

Laminate flooring. Suite comprising a panelled bath with electric shower and glass screen, WC and wash hand basin. Part tiled walls. uPVC double glazed window to the rear. Central heating radiator. Shaver point. Extractor fan. Recessed lights.

Outside

Front and Side

Small lawned frontage with paved step to the front door. Parking to the side for up to three vehicles that leads to the garage.

Garage 10' 6" x 20' 0" (3.2m x 6.09m)

Up and over garage door. Electric light and power points.

Rear Garden

An enclosed rear garden with north westerly aspect that gets the sun all day until late into the evening when it settles on the seating area. Laid to lawn and patio. Gated access to the side onto the driveway. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (CYM841700).

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.

Utilities

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

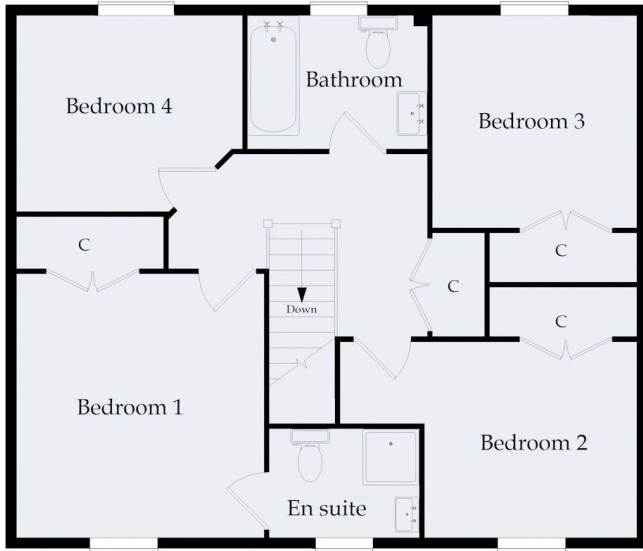
Estate Management Charge

£121.65 per annum.

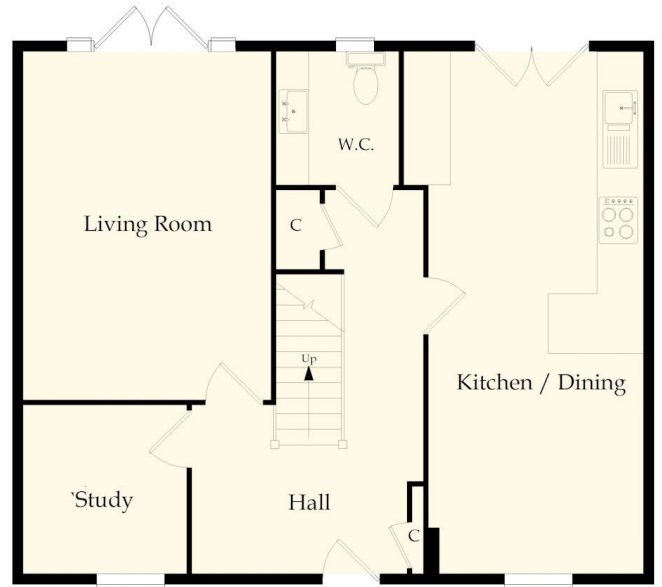
Energy Performance Certificate

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



First Floor



Ground Floor

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