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**Ty Gwyn, Sully Road**  
Penarth, CF64 2TQ

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Watts  
& Morgan







# Ty Gwyn, Sully Road

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**£895,000** Freehold

**5 Bedrooms : 3 Bathrooms : 4 Reception Rooms**

Watts & Morgan are delighted to market this superb, detached family home situated in the rural outskirts of Penarth with fantastic countryside views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: a spectacular entrance hall, sitting room, a superb open plan kitchen/living/dining room, lounge, utility room, cloakroom. First floor landing, a spectacular master bedroom with en-suite, dressing room and a private roof terrace, four further spacious double bedrooms and two family bathroom. Externally, electric gates provide access to large tarmac driveway providing parking for several vehicles, beyond which is a large garage. The property further enjoys beautifully landscaped front and rear gardens with spectacular countryside views. EPC Rating: 'C'.

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## Directions

- Penarth Town Centre 2.3 miles
  - Cardiff City Centre 4.2 miles
  - M4 (J33) 10.3 miles
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## Summary of Accommodation

### GROUND FLOOR

Entered via an aluminium glazed door into a spectacular entrance hall which benefits from floor to ceiling glass windows, walnut flooring and a bespoke walnut staircase with a glass balustrade leading to first floor landing.

The sitting room enjoys carpeted flooring, a central feature gas fireplace and floor to ceiling uPVC double glazed windows enjoying countryside views.

The spectacular open plan kitchen/living/dining room is the focal point of the home which enjoys walnut flooring with underfloor heating, bifold doors opening out to the rear garden, uPVC double glazed windows to the side elevation..

The kitchen showcases a range of base and wall units with Corian work surfaces. Integral appliances to remain include: a 'Neff' electric oven and microwave, a 'De Dietrich' induction hob with 'Hotpoint' extractor hood over and a 'Bosch' dishwasher. The kitchen further benefits from tiled flooring with underfloor heating and a glazed uPVC door to the side elevation.

The utility room has been fitted with a range of base and wall units. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring and a uPVC double glazed window to the side elevation.

The lounge enjoys carpeted flooring with underfloor heating, a central feature gas fireplace, uPVC double glazed windows to the side elevations and bifold doors providing access to the rear garden.

The cloakroom has been fitted with a 2-piece white suite comprising: a low level WC and a freestanding wash-hand basin.

### FIRST FLOOR

The first-floor landing enjoys continuation of walnut flooring, an air conditioning ceiling vent, a large, recessed storage cupboard providing linen storage and housing the hot water cylinder and a uPVC double glazed window to the front elevation enjoying spectacular elevated countryside views.

The spectacular master bedroom enjoys carpeted flooring with underfloor heating, a central feature gas fireplace with a stone feature wall, an LG air conditioning unit, uPVC double glazed windows to the side elevation, an aluminium glazed door providing access onto a private roof terrace and aluminium bifolding doors providing access onto a balcony with a glass balustrade and wooden decking.

The contemporary en-suite has been fitted with a 3-piece suite comprising a large walk-in shower with a rainfall shower over, a WC and a freestanding wash-hand basin set in glass vanity unit. The en-suite further benefits from porcelain tiled walls/flooring with underfloor heating.

The dressing room enjoys a variety of shelves and drawers, porcelain tiled floor with underfloor heating and recessed ceiling spotlights.

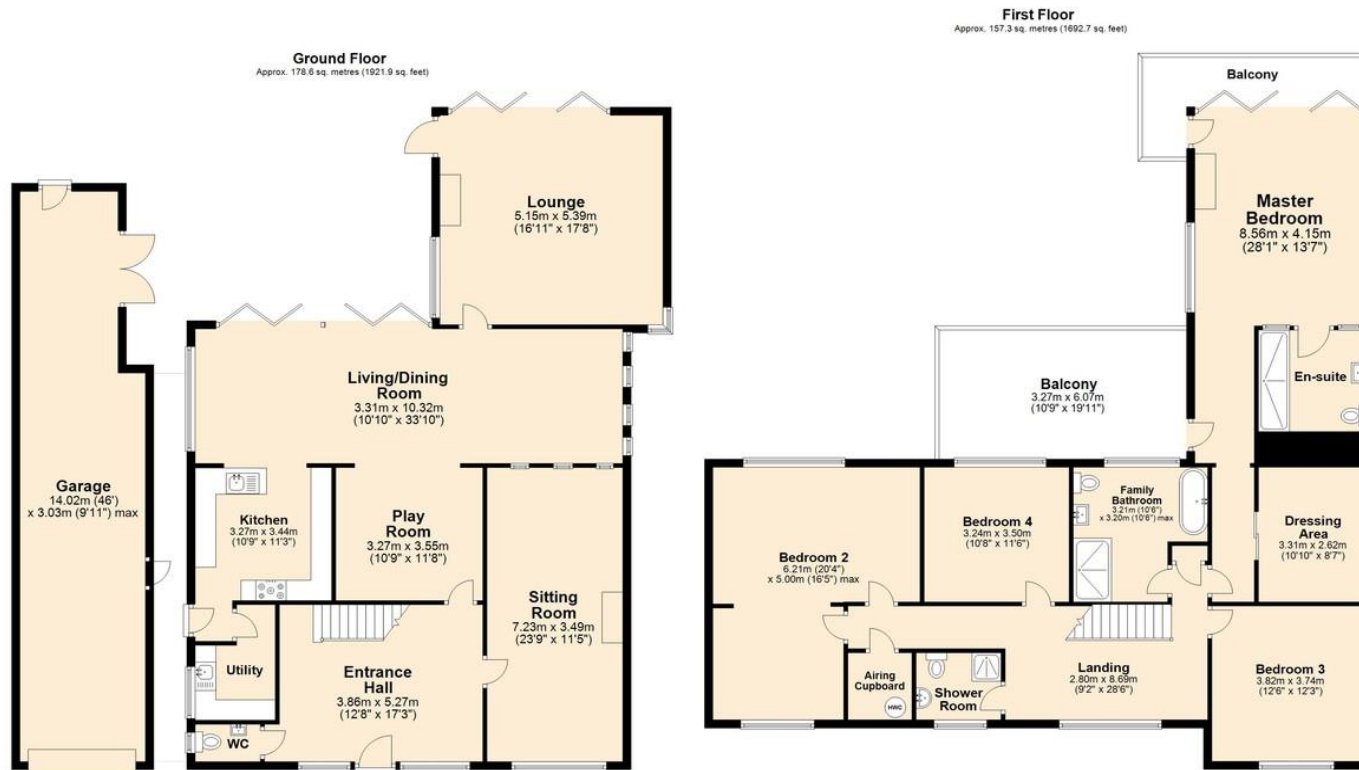
Bedroom two is a generously sized double bedroom enjoying carpeted flooring, recessed ceiling spotlights and air conditioning vent, uPVC double glazed window to the rear elevation. The current owners have created an opening between bedroom two and five to create an additional lounge/dressing room which further benefits from carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom three is a spacious double bedroom enjoying carpeted flooring, a air conditioning ceiling vent and a uPVC double glazed window to the front elevation.

Bedroom four is a further double bedroom which enjoys carpeted flooring, an air conditioning ceiling vent and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece suite comprising: an inset 'Jacuzzi' jet bath with shower attachment, a glass walk-in shower with a rainfall shower, a WC and a wash-hand basin set within a vanity unit. The bathroom further benefits from underfloor heating, a splash-proof TV with speakers, fully tiled walls/flooring and an obscured uPVC double glazed window to the rear elevation.

The shower room has been fitted with a 3-piece suite comprising: a shower cubicle, a WC and a wash hand basin. The shower room further benefits from fully tiled floors/walls and an obscure uPVC double glazed window to the front elevation.



Total area: approx. 335.8 sq. metres (3614.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

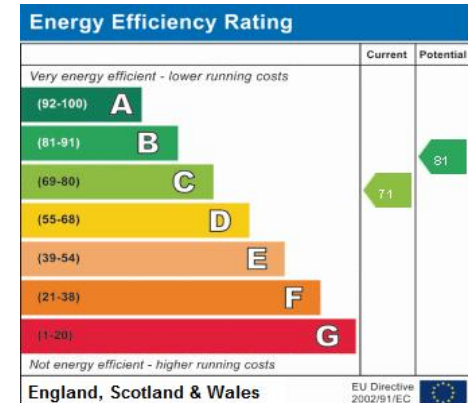
### GARDENS AND GROUNDS

Ty Gwyn is approached off the road via electric gates on to a large, tarmac driveway providing parking for several vehicles beyond which is a larger than average garage. The front garden is currently laid to lawn and enjoys superb countryside views. The westerly facing rear garden is predominantly laid to lawn and enjoys a hot tub (available via separate negotiation) and a large patio/barbecue area providing ample space for outdoor entertaining and dining.

The integral garage is accessed via a manual up and over door with a further three pedestrian doors providing access to a covered walkway passage and the rear garden. The garage has full electrical services and houses a 'Worcester' gas boiler.

### SERVICES AND TENURE

All mains services connected. Freehold.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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