



58 Brean Close
Penarth, Vale of Glamorgan, CF64 5TS

Watts
& Morgan



58 Brean Close

Sully, Vale of Glamorgan, CF64 5TS

£425,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A beautifully presented, three bedroom detached true bungalow enjoying countryside views. Situated in a quiet cul-de-sac in a desirable location of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, sitting room, kitchen, living/dining room, utility room/kitchen 2, three double bedrooms and shower room. Externally the property benefits from a block paved driveway providing off-road parking beyond which is a single garage and a beautifully landscaped rear garden. Being sold with no onward chain. EPC rating 'TBC'.



Directions

Penarth Town Centre – 3.3 miles

Cardiff City Centre – 8.1 miles

M4 Motorway – 9.1 miles

Your local office: Penarth

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Accommodation

Entered via a partially glazed uPVC door with a glazed side panel into a welcoming hallway enjoying solid wood flooring and a loft hatch providing access to the loft space.

The spacious sitting room enjoys carpeted flooring, a uPVC double glazed window to the side elevation and a large uPVC double glazed box bay window to the front elevation.

The kitchen has been fitted with a range of wall and base units with solid wood work surfaces. Integral appliances to remain include; a 'Logic' electric oven, a 'Lamona' combination grill/microwave, an 'Indesit' dishwasher, an under-counter fridge and a 'Lamona' 4-ring gas hob with an extractor fan over. The kitchen further benefits from continuation of solid wood flooring, partially tiled splashback, a stainless steel sink with a mixer tap over, a cupboard housing the wall mounted 'Worcester' combi boiler, an extractor fan and a uPVC double glazed window to the side elevation.

The living/dining room enjoys continuation of solid wood flooring, exposed wooden beams, large uPVC double glazed French doors with glazed side panels providing access to the rear garden and a large uPVC double glazed feature window providing views over the rear garden and countryside beyond.

The utility room/kitchen 2 has been fitted with a range of wall, base and tower units with wood effect laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room/kitchen 2 further benefits from continuation of solid wood flooring, partially tiled splashback, a stainless steel sink with a mixer tap over, a uPVC double glazed window to the rear elevation and an obscure glazed uPVC door providing further access to the rear garden.

Bedroom one is a spacious double bedroom benefiting from carpeted flooring, a range of recessed fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom two is another spacious double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the front elevation.

Bedroom three, currently used as a home office, benefits from carpeted flooring, a recessed storage cupboard and a uPVC double glazed window to the side elevation.

The shower room has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from a large walk-in shower cubicle with an electric shower over, tiled walls, an extractor fan, a wall mounted chrome electric towel rail and an obscure uPVC double glazed window to the side elevation.



Ground Floor
Approx. 107.5 sq. metres (1156.9 sq. feet)



Total area: approx. 107.5 sq. metres (1156.9 sq. feet)

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

Gardens & Grounds

58 Brean Close is approached off the road onto a large block paved driveway providing off-road parking for several vehicles, beyond which is an attached single garage with an up and over door. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs and borders, a patio area and a raised decked area provide ample space for outdoor entertaining and dining.

Additional Information

All mains services connected.
Freehold.
Council tax band 'F'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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