



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

Watts  
& Morgan



# 58 Brean Close

Sully, Vale of Glamorgan, CF64 5TS

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**£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'.

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## Directions

Penarth Town Centre – 3.3 miles

Cardiff City Centre – 8.1 miles

M4 Motorway – 9.1 miles

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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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