



16 Melrose Walk  
Sully, CF64 5WD

Watts  
& Morgan





# 16 Melrose Walk

Sully, CF64 5WD

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**£495,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculately presented, spacious four bedroom detached family home situated in the popular Cog development of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, living room, open plan kitchen/dining room, downstairs cloakroom. First floor landing, spacious primary bedroom with en-suite, three further double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking beyond which is an integral single garage, beautifully landscaped front and rear gardens. EPC rating 'B'.

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## Directions

Penarth Town Centre – 4.0 miles

Cardiff City Centre – 6.0 miles

M4 Motorway – 9.2 miles

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## Summary of Accommodation

### Ground Floor

Entered via a partially glazed composite door with an obscure glazed side panel into a welcoming hallway enjoying wood effect luxury vinyl tile (LVT) flooring, a wall mounted alarm panel, recessed ceiling spotlights, a recessed storage cupboard and a carpeted staircase leading to the first floor.

The spacious bay fronted living room benefits from carpeted flooring, a uPVC double glazed window to the side elevation and uPVC double glazed windows with bespoke fitted shutters to the front elevation.

The kitchen/dining room enjoys continuation of wood effect LVT flooring, an understairs storage cupboard and a set of uPVC double glazed French doors with glazed side panels providing access to the rear garden. The kitchen showcases a range of wall and base units with marble effect laminate work surfaces. Integral appliances to remain include; an 'AEG' electric oven/grill, an 'AEG' 4-ring electric hob with an extractor fan over, a 'Zanussi' fridge/freezer, a 'Zanussi' dishwasher and a 'Zanussi' washer/dryer. The kitchen further benefits from recessed ceiling spotlights, a cupboard housing the wall mounted 'Ideal' combi boiler, matching marble effect upstands, a feature glass splashback and a uPVC double glazed window to the rear elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash-hand basin and a WC. The cloakroom further benefits from wood effect LVT flooring, recessed ceiling spotlights, partially tiled splashback and an extractor fan.

### First Floor

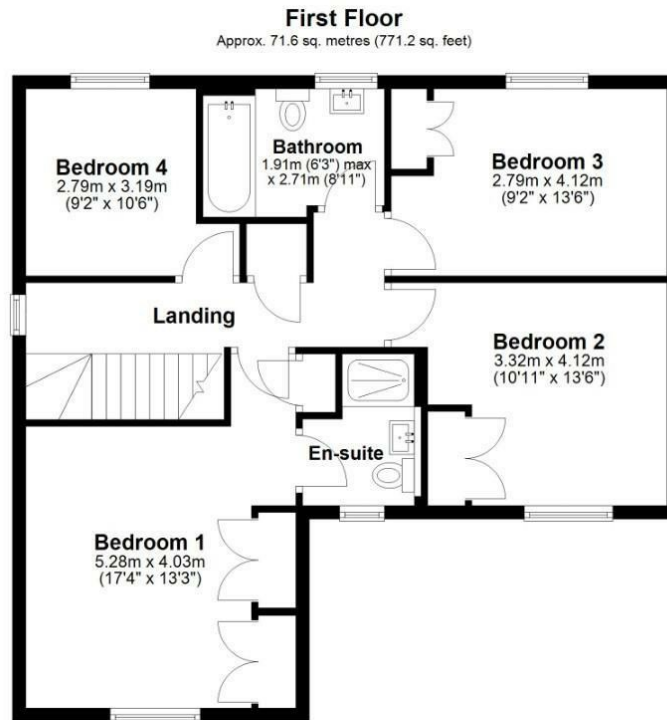
The first floor landing enjoys carpeted flooring, a recessed storage cupboard, a loft hatch providing access to the loft space and a uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, a range of recessed storage cupboards and a uPVC double glazed window with bespoke fitted shutters to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a glass shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the front elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window with bespoke fitted shutters to the front elevation.

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





Total area: approx. 144.4 sq. metres (1554.1 sq. feet)

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

Bedroom four is another double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the rear elevation.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, a wall mounted chrome towel radiator, recessed ceiling spotlights, an extractor fan and an obscure uPVC double glazed window to the rear elevation.

### Garden & Grounds

16 Melrose Walk is approached off the road onto a tarmac driveway providing off-road parking, beyond which is an integral single garage with an up and over door.

The landscaped front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

The beautifully landscaped rear garden enjoys a mixture of lawn and chippings areas and further benefits from a variety of mature shrubs, borders and trees. Three patio areas 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		85	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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