



Pebbles, 3 Weston Avenue
Penarth, Vale Of Glamorgan, CF64 5SW

Watts
& Morgan



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Sully, Penarth, Vale Of Glamorgan, CF64 5SW

£798,000 Freehold

5 Bedrooms | 4 Bathrooms | 4 Reception Rooms

A spacious and versatile, five bedroom detached family home situated in the popular village of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The extended and renovated accommodation briefly comprises; entrance hall, spacious living room, open-plan kitchen/dining room, gym/study, versatile sitting room, ground floor cloakroom, utility room and ground floor shower room. First floor landing; spacious primary suite with en-suite, steam room and access to rooftop terrace, a spacious second bedroom, two further double bedrooms with shared Jack and Jill en-suite; one of which with further access to the rooftop terrace, fifth bedroom and a family bathroom. Externally the property benefits from a block paved driveway accessed via electric gates providing off-road parking for several vehicles with EV charger point, landscaped West-facing rear garden. EPC Rating; 'C'.

Directions

Penarth Town Centre – 3.4 miles

Cardiff City Centre – 7.2 miles

M4 Motorway – 8.8 miles

Your local office: Penarth

T: 02920 712266 (1)

E: penarth@wattsandmorgan.co.uk





Ground Floor

Entered via a composite door with a double-glazed side panel into a spacious hallway benefitting from engineered wood flooring, a recessed storage cupboard and a carpeted staircase leading to the first floor with an under-stair storage cupboard. The large 'L' shaped living room enjoys continuation of engineered wood flooring, a central feature 'Heta Scanline Prestige C' log burner with a slate surround, ceiling mounted surround sound speakers with connection to a projector, a set of uPVC double-glazed French doors providing access to the patio and a set of composite double-glazed bi-folding doors providing access to the rear garden.

The kitchen/dining room enjoys 'Mandarin Stone' slate tile flooring, four ceiling light points and a large uPVC double-glazed window to the front elevation. The kitchen showcases a range of wall and base units with slate work surfaces. Integral appliances to remain include; a 'Hotpoint' combination microwave, a 'Hotpoint' self-cleaning electric oven, a 'Miele' steam oven, a 'Subcold' drinks cooler, a 'Neff' 5-ring gas hob with a Wok burner and an extractor fan over and a 'Bosch Series 6' dishwasher. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from matching slate upstands, partially tiled splash-back, feature under-counter and PIR activated under-plinth lighting, a moveable island unit and an under-mounted double stainless steel sink with a mixer tap over.

The sitting room is a versatile space and benefits from carpeted flooring and a set of uPVC double-glazed French doors with double-glazed side panels providing access to the front elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a wash hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights and an extractor fan.

The gym/study enjoys carpeted flooring and a uPVC double-glazed window to the front elevation.

The shower room serving the ground floor accommodation has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, partially tiled walls, a wall-mounted chrome towel radiator, recessed ceiling spotlights and an extractor fan.

The utility room has been fitted with a range of base, wall and tower units with a roll top laminate work surface. Space and plumbing has been provided for freestanding white goods. The utility room further benefits from tiled flooring, a stainless steel bowl and a half sink with a mixer tap over, a cupboard housing the wall-mounted 'Baxi' boiler and a partially glazed uPVC door providing access to the rear garden.

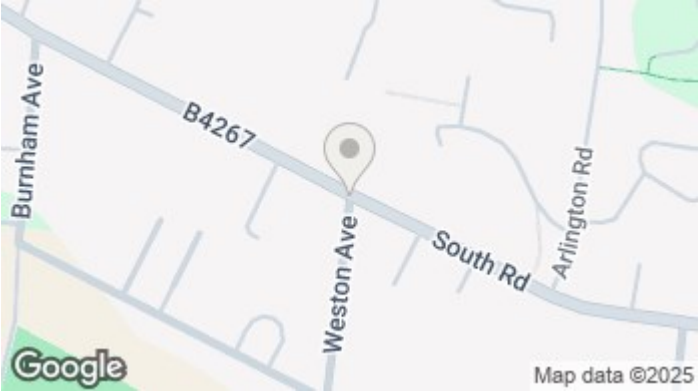


First Floor

The first floor landing benefits from carpeted flooring, recessed ceiling spotlights and a loft hatch providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a wall-mounted dual cool and warm air conditioning unit, a uPVC double-glazed window to the rear elevation and a set of uPVC double-glazed French doors providing access to the roof terrace which enjoys partial sea views and elevated views towards Barry.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	81
(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	



The en-suite has been fitted with a 2-piece white suite comprising a floating wash hand basin set within a vanity unit and a WC. The en-suite further benefits from wood effect vinyl flooring, a floor mounted feature towel radiator, recessed ceiling spotlights, an extractor fan, an obscure uPVC double-glazed window to the rear elevation and a built-in steam shower with feature tiling, lighting and an 'Aqualisa' power shower over. Bedroom two is a spacious double bedroom and enjoys carpeted flooring, a wall-mounted dual cool and warm air conditioning unit and two uPVC double-glazed windows to the front elevation. Bedroom three is a double bedroom and benefits from carpeted flooring, a wall-mounted dual cool and warm air conditioning unit and a uPVC double-glazed window to the front elevation. Bedroom four is another double bedroom enjoying carpeted flooring, a wall-mounted dual cool and warm air conditioning unit, a uPVC double-glazed window to the rear elevation and a set of uPVC double-glazed French doors providing further access to the rooftop terrace. The Jack and Jill en-suite has been fitted with a 2-piece white suite comprising a floating wash hand basin set within a vanity unit and a WC. The en-suite further benefits from a built-in shower enjoying a thermostatic 'Aqualisa' power shower, wood effect vinyl flooring, tiled walls, an extractor fan, a wall-mounted chrome towel radiator, recessed ceiling spotlights and an obscure uPVC double-glazed window to the side elevation. Bedroom five is a spacious single bedroom and enjoys carpeted flooring, a recessed storage cupboard, a wall-mounted dual cool and warm air conditioning unit and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 3-piece white suite comprising a tile panelled bath with a handheld shower attachment, a floating wash hand basin set within a vanity unit and a WC. The family bathroom further benefits from a large walk-in shower cubicle with an 'Aqualisa' power shower over, wood effect vinyl flooring, partially tiled walls, recessed ceiling spotlights, a wall-mounted chrome towel radiator, built-in speakers with Bluetooth connection, a recessed storage cupboard housing the 'Tempest' hot water cylinder and an obscure uPVC double-glazed window to the side elevation.

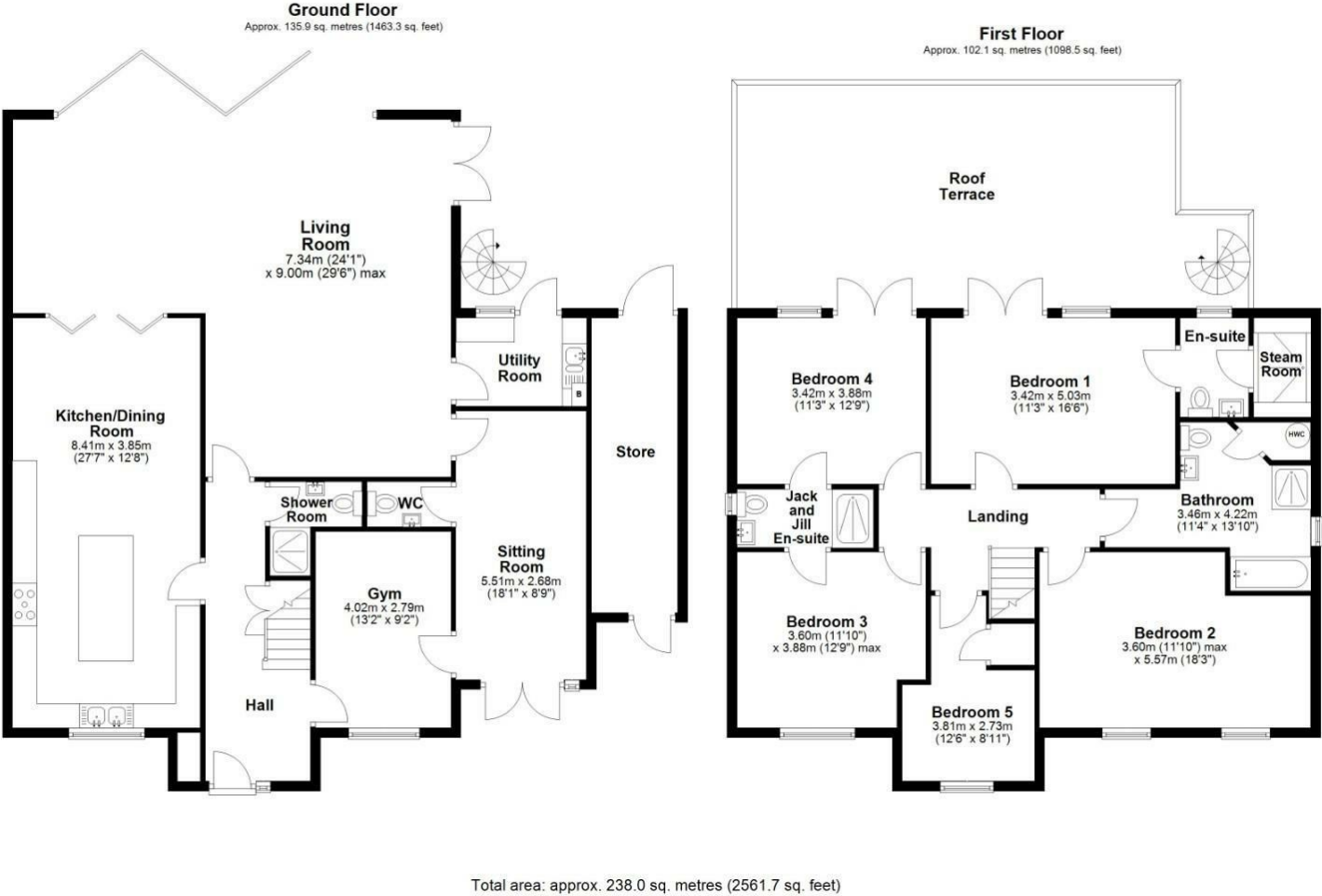
Garden & Grounds

3 Weston Avenue is approached off the road onto a block paved driveway via a sliding electric gate providing off-road parking for several vehicles. The driveway also enjoys an EV charger, multiple weatherproof electric sockets and a cold water connection.

The West-facing rear garden is predominantly laid to lawn with a variety of shrubs and raised planters, a patio area with a water blade water feature provides ample space for outdoor entertaining and dining. The rear garden further benefits from a large wooden shed, multiple weatherproof electric sockets, an 'Arctic Spa' hot tub and an outdoor storage area with full electric, gas and hot and cold water connections.

Additional Information

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



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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