



Arosfa Sully Road
Penarth, Vale of Glamorgan, CF64 2TQ

Watts
& Morgan



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£650,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented, extended four bedroom detached family home. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The property has been completely refurbished by the current owners with accommodation briefly comprising: porch, entrance hallway, a spectacular open plan kitchen/living/dining room, sitting room, two ground floor double bedrooms, a utility cupboard and a boot room. First floor landing, a spacious primary bedroom with access to roof top terrace, a further double bedroom and family bathroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles, beautifully landscaped front and rear gardens with a detached, purpose built double garden office. EPC Rating: 'TBC'.

Directions

Penarth Town Centre – 2.0 miles

Cardiff City Centre – 3.9 miles

M4 Motorway – 10.0 miles

Your local office: **Penarth**

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed composite door into a porch benefiting from engineered wood flooring and feature partially tiled walls. A second wooden door with a stained glass panel leads into a welcoming hallway benefiting from carpeted flooring and a recessed utility cupboard with space and plumbing provided for freestanding white goods. The open plan kitchen/living/dining room is the focal point of the home and benefits from engineered wood flooring, recessed ceiling spotlights, large feature roof light, a uPVC double glazed window to the side elevation and uPVC double glazed bi-folding doors providing access to the rear garden.

The kitchen showcases a range of base units with 'Corian' work surfaces. Appliances to remain include a 5-ring 'Belling' electric oven with a gas top and an extractor fan over and a 'Bosch' dishwasher. Space has been provided for freestanding white goods. The kitchen further benefits from continuation of engineered wood flooring, matching quartz upstands, a feature splashback, recessed ceiling spotlights, feature pendant lighting, an undermounted bowl and a half stainless steel sink with a mixer tap over, a recessed pantry cupboard housing the wall mounted 'Worcester' combi boiler and a uPVC double glazed window to the rear elevation. A partially glazed uPVC door provides access from the kitchen into the versatile utility/boot room which enjoys continuation of engineered wood flooring, a range of base units with laminate work surfaces, three double glazed roof lights and two sets of double glazed French doors providing access to the front and rear elevations.

The sitting room is a versatile space and benefits from carpeted flooring, two uPVC double glazed window to the side elevation and a carpeted staircase leading to the first floor.

Bedroom two is a spacious bay fronted double bedroom which enjoys carpeted flooring, an obscure uPVC double glazed window to the side elevation and a uPVC double glazed bay window to the front elevation. Bedroom three is another generously sized bay fronted double bedroom which benefits from carpeted flooring and a uPVC double glazed bay window to the front elevation.

The ground floor shower room has been fitted with a 3-piece white suite comprising: a shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from feature tiled flooring, partially tiled walls and splashbacks, recessed ceiling spotlights, extractor fan, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.



FIRST FLOOR

The first floor landing benefits from carpeted flooring.

The generously sized primary bedroom enjoys carpeted flooring, recessed ceiling spotlights, a range of fitted wardrobes, a large uPVC double glazed picture window to the rear elevation enjoying superb elevated countryside views and a set of uPVC double glazed French doors with a double glazed side panel providing access onto a roof top terrace. Bedroom four is a double bedroom which offers carpeted flooring, recessed ceiling spotlights, two hatches providing access to eaves storage, a double glazed roof light and a uPVC double glazed window to the front elevation.

The family bathroom has been fitted with a 4-piece white suite comprising: an oval freestanding bath with a hand-held shower attachment, a corner shower cubicle with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from wood effect tile flooring with underfloor heating, recessed ceiling spotlights, an extractor fan, partially tiled feature walls and splashback, recessed storage cupboard, a hatch provides access to eaves storage, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the front elevation.



Total area: approx. 157.9 sq. metres (1699.3 sq. feet)

GARDEN & GROUNDS

Arosfa is approached off the road onto a large block paved driveway providing off-road parking for several vehicles. The beautifully landscaped front garden enjoys a variety of mature shrubs, borders and trees. The private and enclosed rear garden is predominantly laid to lawn with a variety of mature shrubs, borders, trees and growing fruits. A large patio area provides ample space for outdoor entertaining and dining. The rear garden further benefits from a wooden garden shed and a purpose built double garden office with full electrical connections.

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		
(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



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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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