



The Old Stables, Sully Road
Penarth, CF64 2TQ





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£450,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this well presented, detached family home located in a semi-rural location with wonderful countryside views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, a dual aspect living room, a large open plan kitchen/dining room, cloakroom/utility room. First floor landing, master bedroom with en-suite shower room, two spacious double bedrooms, a balcony and a family bathroom. Externally the property enjoys parking for several vehicles and beautifully maintained front/rear gardens. Being sold with no onward chain. EPC Rating: 'D'.

Directions

- Penarth Town Centre 3.2 miles
- Cardiff City Centre 4.6 miles
- M4 (J33) 10.1 miles

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Summary of Accommodation

GROUND FLOOR

Entered via a glazed composite door into a welcoming hallway which benefits from wooden flooring, a carpeted staircase leading to the first floor landing and an under-stairs cupboard housing a 'Worcester' combi boiler.

The spacious dual aspect lounge enjoys continuation of wooden flooring, a central feature multi-fuel burning stove with a stone surround, uPVC double glazed windows to the rear elevation providing countryside views and two wooden double glazed windows to the front elevation.

The kitchen has been fitted with a range of oak base and wall units with laminate work surfaces. Integral appliances to remain include: a diplomat 5-ring gas cooker. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, partially tiled splashback, a bowl and a half sink, recess ceiling spotlights, wooden double glazed windows to the front/rear elevation and uPVC French doors providing access onto the rear patio area.

The cloakroom/utility room serving the ground floor accommodation has been fitted with a 2-piece white suite comprising: a pedestal wash-hand basin and a WC. The cloakroom further benefits from fully tiled walls/flooring and a laminate work top with space and plumbing provided for freestanding white goods.

FIRST FLOOR

The first floor landing enjoys carpeted flooring, exposed wooden beams, a large recessed storage cupboard and four double glazed wooden windows to the side elevation.

The spacious master bedroom enjoys carpeted flooring, exposed wooden beams, a storage cupboard and double glazed wooden windows to the front, side and rear elevations. The en-suite has been fitted with a 3-piece white suite comprising: a corner shower cubicle with an electric 'Triton' shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from fully tiled walls and flooring, exposed wooden beams and an obscured double glazed wooden window to the side elevation.

Bedroom two is a generously sized double bedroom which enjoys carpeted flooring, exposed wooden beams and a sliding double glazed wooden door providing access onto the balcony.

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

~~The family bathroom has been fitted with a 5-piece white suite comprising: a corner panelled bath, a glass shower cubicle with 'Triton' electric shower over, a pedestal wash-hand basin, a bidet and a WC. The bathroom further benefits from vinyl flooring, partially tiled walls, exposed wooden beams and a wooden double glazed window to the front elevation.~~

GARDEN AND GROUNDS

The Old Stables is approached off the road onto a long block paved driveway providing parking for several vehicles. The front garden is predominantly laid to lawn with a variety of mature shrubs/borders and enjoys a large decked area providing ample space for outdoor entertaining and dining. A paved walkway to the side of the property provides access to the rear garden which is ~~predominantly laid to lawn with a variety of mature shrubs and borders and~~ enjoys a large patio and decked area providing ample space for outdoor entertaining and dining. The rear garden also enjoys exterior lighting and a wooden store shed.

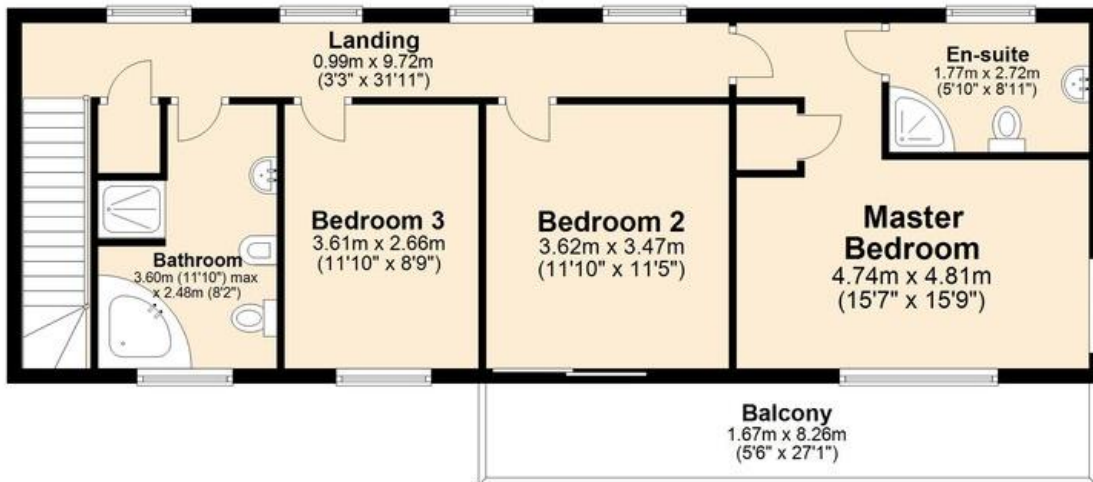
SERVICES AND TENURE

All mains services connected. Freehold.

Ground Floor
Approx. 76.5 sq. metres (823.6 sq. feet)



First Floor
Approx. 69.3 sq. metres (745.7 sq. feet)



Total area: approx. 145.8 sq. metres (1569.3 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	73

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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