

24 Slade Close



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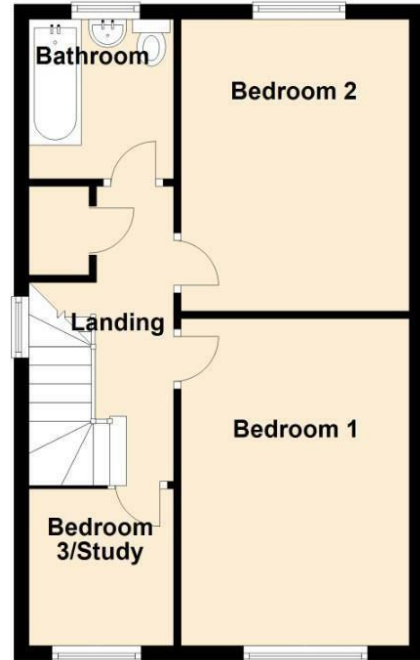
SHEPHERD SHARPE



Ground Floor



First Floor



Second Floor



24 Slade Close

Sully CF64 5UU

£1,550

Situated in a quiet cul-de-sac in Sully is this much improved and extended four bedroom semi detached house. The house comprises hallway, wc, living room, open plan kitchen/breakfast room, conservatory, three bedrooms (the third one now slightly smaller) and bathroom to first floor, loft conversion with principal bedroom and en-suite shower room. Off road parking, front garden and landscaped rear garden. Gas central heating, uPVC double glazing. Unfurnished. Available mid April.

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	



uPVC double glazed front door to hallway,

Hallway

Oak flooring, uPVC double glazed window to side. Under stairs storage, separate cloaks, covered column, radiator, modern downlighting, decorated in white.

W.C.

Comprising twin flush wc and wash hand basin in white. Tiled splash back, oak flooring, chrome column radiator, stop cock. uPVC double glazed window to side.

Lounge

13'10" x 10'4" (4.24m x 3.17m)

uPVC double glazed window. Oak flooring, wiring for wall TV, graphite column radiator.

Kitchen/Breakfasting

16'8" x 13'6" (5.09m x 4.13m)

The kitchen has been knocked through to the dining room to create a large open plan space. White kitchen cupboards with contrasting worktops, sink and drainer, plenty of store cupboards. Integrated Smeg oven and grill, Neff induction hob with extractor, plumbing for washing machine and tumble dryer, space for American fridge freezer, modern down lighting. uPVC double glazed French doors leading to conservatory and uPVC double glazed windows to side.

Conservatory

10'5" x 8'2" (3.18m x 2.5m)

Conservatory with polycarbonate roof panels, glazed to three side, French doors leading out garden. Integrated blinds, laminate floor, modern electric wall heater, column radiator in graphite.

Stairs to landing

Stairs to all first floor rooms.

Bedroom 1

9'7" x 12'0" (2.93m x 3.67m)

Originally the main double bedroom. uPVC double glazed window to front. Laminate floor, radiator, mirror fronted wardrobes, contemporary decoration in pale grey.

Bedroom 2

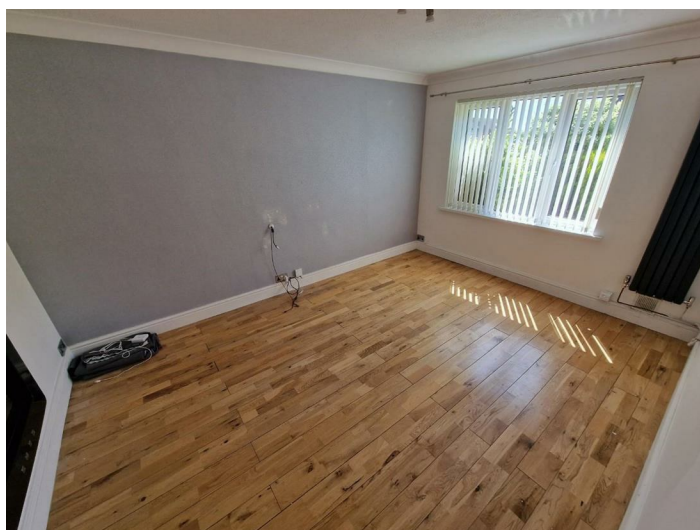
11'7" x 10'4" (3.55m x 3.17m)

A good size double room. uPVC double glazed window to rear. Mirror fronted built-in wardrobes, laminate floor, radiator.

Bedroom 3/Study

6'9" x 5'5" (2.08m x 1.67m)

This room is now slightly smaller to allow for staircase to the second floor. uPVC double glazed window to front. Laminate floor, radiator.



Bathroom

Bright light contemporary main family bathroom. Comprising tiled panelled bath with Jacuzzi facility, mixer tap and rainfall shower, wash basin and close coupled wc with concealed plumbing, built-in storage. Attractive tiled walls, vinyl floor, mirror, down lighters, extractor, chrome column, radiator. uPVC double glazed window.

Second Floor Landing

Velux window creating good light to first floor. Carpet, traditional balustrade, downlighting.

Bedroom 4

17'3" x 11'1" (5.27m x 3.38m)

A large principal bedroom created with a dormer formal loft conversion. Large uPVC double glazed window to rear, white velux window with blind to front. New carpet, radiator, exposed brick wall wall, lighting, access to remaining loft areas.



En-Suite

Contemporary en-suite comprising large shower enclosure with rainfall shower plus body jet and handheld shower attachment, wc with twin flush, wash basin with concealed plumbing and built-in storage. Contemporary brick wall, mirror, extractor, column radiator. uPVC double glazed window.

Front Garden

Block paviour off road parking, mature planting and gravelled area.

Rear Garden

Enclosed rear garden, gated side access.

Council Tax

Band D £1,780.99 (22/23)

Post Code

CF64 5UU

