

10 Porlock Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



10 Porlock Drive

Sully CF64 5QA

£1,800

A spacious four bedroom detached house located in the popular coastal village Sully, close to all local services, amenities and the beach. The property offers excellent well proportioned accommodation, briefly comprising: entrance hall, living room/dining room, study, kitchen with separate breakfasting room, conservatory, utility room, wc to ground floor. Four bedrooms, en-suite to main bedroom and family bathroom to first floor. Gardens to front and rear, driveway providing off road parking, single garage. uPVC double glazing, gas central heating. Furnished or unfurnished. Available mid May.

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	



Hallway
Spacious hallway with staircase to first floor, and doors to ground floor accommodation.

Living/Dining Room
6.97 m x 4.41 m
Bay window to front and patio doors to garden, coal effect fire with white decorative fire surround, marble inset and hearth, two radiators, carpet.

Study
3.9 m x 3.05 m
Window to front, carpet and radiator.

Breakfast Room
3.15 m x 2.84 m
Accessed from hallway, with archway into kitchen and patio doors into conservatory. Wood effect flooring and radiator.

Conservatory
Fully glazed with electric fan, power, blinds and door giving access to garden.

Kitchen
3.19 m x 2.83 m
Archway from breakfast room into kitchen. Window to rear garden, door to utility room. Fitted kitchen with a range of matching base and wall units, contrasting marble effect work top, half sink with mixer tap and drainer, electric hob, oven below and extractor fan over, built in dishwasher and fridge, tiled flooring.

Utility Room
Half glazed door to the rear garden and window to side. Washing machine, freezer with shelving over and storage above, tiled floor, radiator, door to wc.

W/C
Opaque side window, white two piece suite comprising wc and pedestal wash basin with mirror over, and tiled floor.

First Floor Landing
Carpet, doors to all first floor rooms.

Bedroom 1
13'11" m x 10'2" m (4.26 m x 3.12 m)
Window to front carpet, radiator, built-in floor, fitted wardrobes.

Ensuite
10'3" m x 6'5" (3.14 m x 1.97m)
Window to rear, white three piece suite, comprising corner shower enclosure, pedestal wash basin with mirror and wc. Wood effect flooring, fully tiled walls, radiator.

Bedroom 2
11'4" m x 11'0" (3.47 m x 3.37m)
Window to front built in wardrobes carpet, radiator.



Bedroom 3
11'5" x 9'4" (3.50 x 2.87)
Window to rear, carpet, built-in wardrobes and large storage cupboard with shelving.

Bedroom 4
Window to front, built in wardrobes, carpet and radiator.

Family Bathroom
Opaque window to rear, white four piece suite comprising shower enclosure, panel bath, pedestal wash basin and wc. Fully tiled walls and tiled effect vinyl flooring, radiator.

Front Garden
Private front garden with mature hedging and lawn, side access to rear garden.

Rear Garden
Lawned rear garden with sun terrace. Shed not included.

Garage
Up and over door, light and power.

Council Tax
Band G £3,043.25 (23/24)

Post Code
CF64 5QA

