

28 Slade Close



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

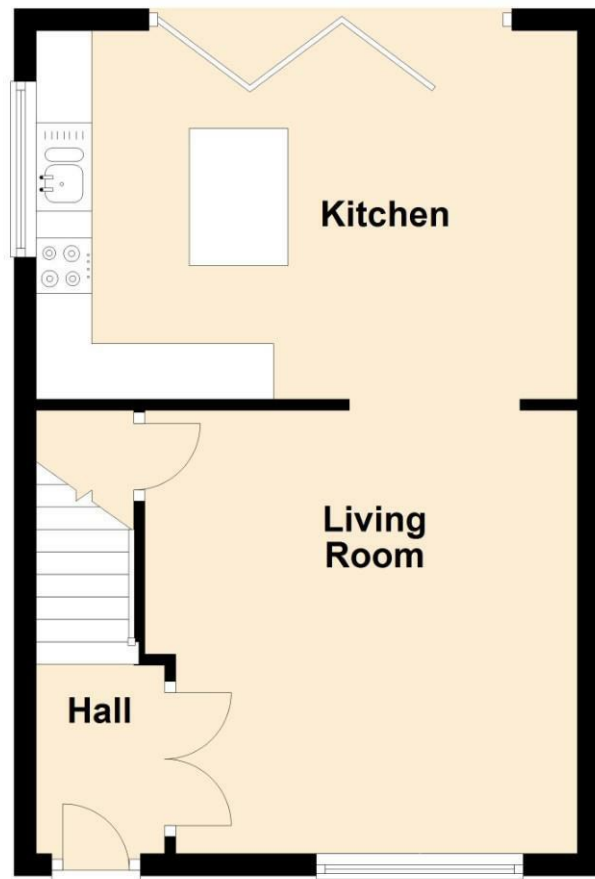
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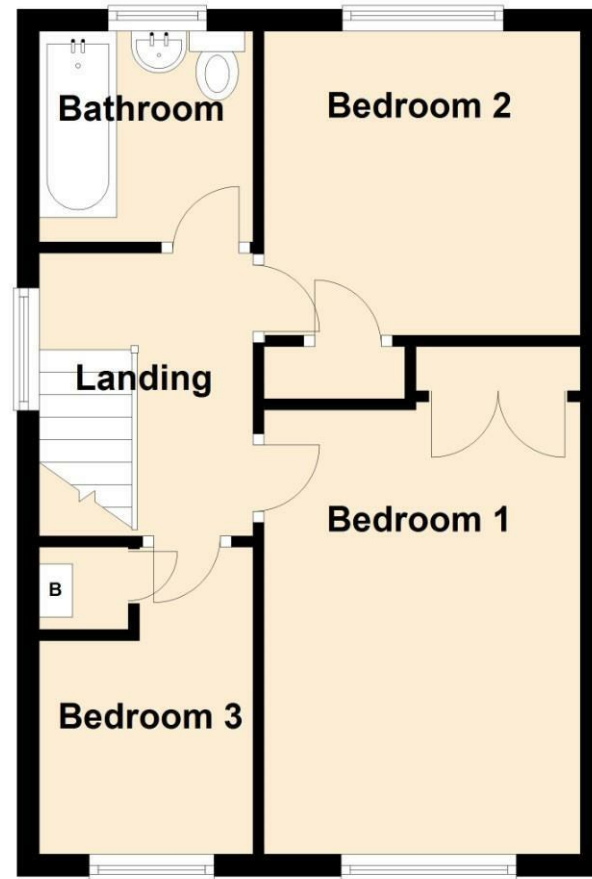
SHEPHERD SHARPE



Ground Floor



First Floor



28 Slade Close

Sully CF64 5UU

£315,000

A stylishly presented, modern three bedroom family house. Much improved with a new open plan kitchen, family bathroom and landscaped gardens. Comprises hallway, lounge, open plan kitchen with bi-folding doors, landing, three bedrooms and bathroom. Good off road parking, driveway, private landscaped gardens and garage. uPVC double glazing, gas central heating. Freehold.

Energy Efficiency Rating	
Current	Potential
Very energy efficient – lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient – higher running costs	
68	
EU Directive 2002/91/EC	
England & Wales	

## 28 Slade Close



uPVC double glazed panelled front door leading to hallway.

### Hallway

Attractive tiled flooring, carpeted staircase to first floor, cloaks area. Glazed double doors leading through to lounge.

### Lounge

13'3" x 12'4" (4.05m x 3.77m)

Beautifully presented and contemporary in style. uPVC double glazed window to front with white blinds. Attractive herringbone floor tiles, contemporary column white radiator, neutral decoration, coving, deep under stairs cupboard/utility, power and light. Square arch leading through to lovely open plan kitchen/dining.

### Kitchen/Dining

15'8" x 11'6" (4.78m x 3.52m)

Previously two separate rooms now a lovely open plan layout. Three large powder coated and bi-fold doors looking out onto private landscaped deck and garden, uPVC double glazed window to side. Contemporary style kitchen with plain flat fronted units, quartz worktops and island, two large panels and two traditional cupboards. Built under the sink and drainer with waste disposal and boiling hot water tap. Integrated induction hob, AEG matching fan assisted oven, integrated fridge and freezer, magic unit with shelving and bin/storage/recycling, coffee storage. Beautiful tiled floor as from main living area, seating for 6 plus, large tall laundry cupboard suitable for ironing board/tall items plus additional shelving to one corner.

### First Floor Landing

A bright landing. Pale fitted carpet and decoration, loft access, uPVC double glazed window to side. White painted doors to all first floor rooms.

### Bedroom 1

13'2" (plus wardrobes) x 8'9" (4.03m (plus wardrobes) x 2.68m)

A lovely double bedroom. uPVC double glazed window to front. Pale fitted carpet and decoration, deep recess for wardrobe, radiator.

### Bedroom 2

9'2" x 8'11" (2.81m x 2.74m)

A second double bedroom. uPVC double glazed window to rear. Pale fitted carpet, neutral decoration, radiator, large airing cupboard with shelving and storage.

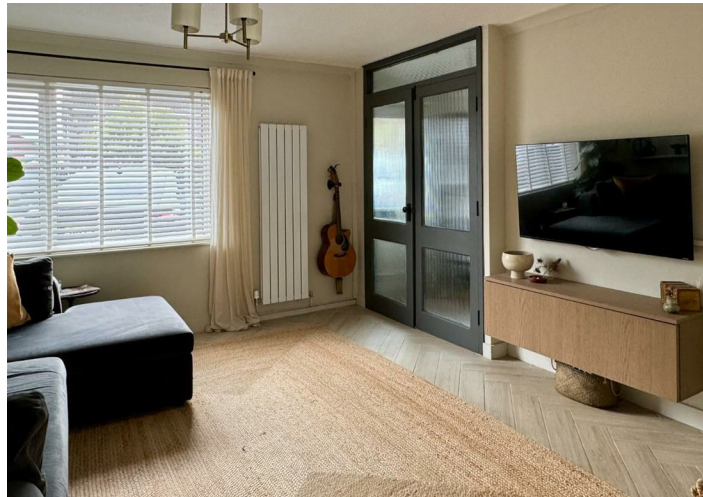
### Bedroom 3

6'7" x 8'11" (2.03m x 2.74m)

uPVC double glazed window to front. Carpet, radiator, pale neutral decoration, over stair storage cupboard with boiler (approx. year old).

### Bathroom

Beautifully presented and appointed. Comprising space saving bath with folding shower screen, rainfall shower with recessed controls, trough style wash hand basin with mixer tap and spout inset countertop with storage beneath and concealed plumbing, twin flush Grohe wc. Attractive wall tiling, chrome ladder radiator. uPVC double glazed window to rear.



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### Front Garden

The front garden has been mostly paved with attractive pale grey pavements, raised curb with retaining borders for extra planting to the left hand side of the property, driveway and parking, secure gated side access to rear garden.

### Garage

Single garage.

### Rear Garden

Attractive outside floor tiles and timber decking area, laid to lawn, seating area to the rear of the garden, mature planting, attractive raised beds, lighting, good fencing.

### Council Tax

Band D £1,950.67 p.a. (24/25)

### Post Code

CF64 5UU

