

8 Daniell Close



4 Andrews Buildings  
Stanwell Road  
Penarth CF64 2AA

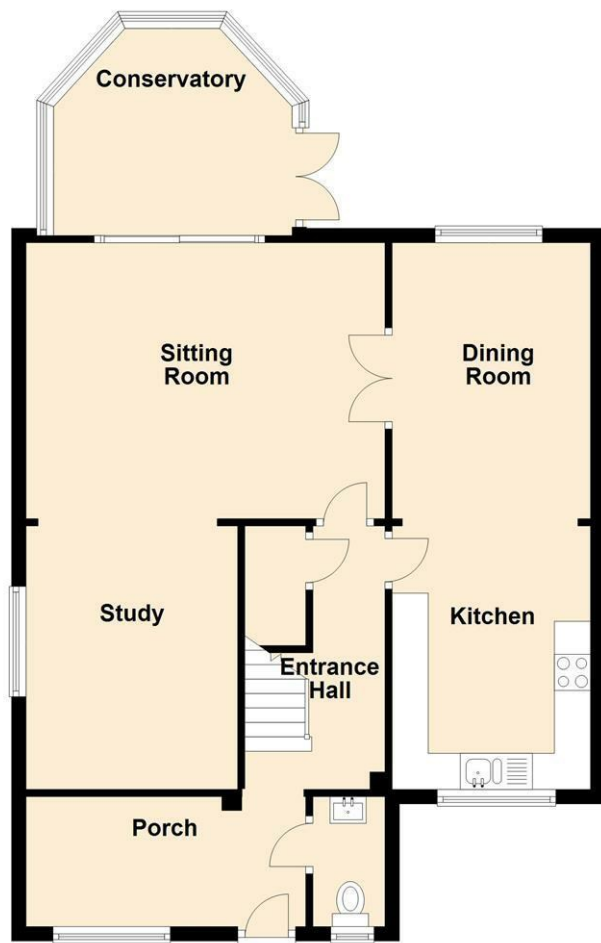
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**Monday – Friday**  
9am – 5.30pm  
**Saturday**  
9am – 5pm

# SHEPHERD SHARPE



Ground Floor



First Floor



## 8 Daniell Close

Sully CF64 5JY

£470,000

Well located four bedroom detached house found in a quiet cul-de-sac, much improved in recent years. Comprises open porch with cloaks area, wc, large living room, study, conservatory, open plan kitchen/diner, four bedrooms, en-suite shower and family bathroom. The property is set on a deep plot with excellent parking to front and double garage, private south west facing rear garden. Gas central heating, uPVC double glazing. Freehold.

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus) A			84
(81-91) B		73	
(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	



## 8 Daniell Close



Double glazed front door leading to hallway.

### Hallway

Spacious hallway, large uPVC double glazed window front. Carpet, radiator, area for cloaks and storage, access to fuse box, open to staircase with under stairs storage, access to wc.

### W.C.

Wash basin and wc, part tiled walls, tiled floor. Double glazed window.

### Living Room

14'2" x 13'6" (4.33m x 4.13m)

Spacious rear facing living room. Access to open plan study and conservatory. Powder coated double glazed patio doors leading out to the conservatory, glazed double doors to dining area and kitchen. Natural stone fire surround in contemporary style with new gas fire, radiator, carpet.

### Study

10'6" x 7'11" (3.21m x 2.43m)

Open plan to the main living area but could be made separate. uPVC double glazed window to side. Carpet, radiator, coving.

### Conservatory

10'9" x 9'3" (3.28m x 2.84m)

uPVC double glazed to three sides, French doors and windows. Tiled floor, radiator, great view of pretty garden.

### Kitchen

12'5" x 8'11" (3.80m x 2.72m)

The kitchen has been replaced, fitted approximately 5 years ago, shaker style in white with chrome door furniture, contrast square edged worktops. Neff four burner gas hob in stainless steel finish with glass splashback, recessed extractor with light, split level oven and grill with mirror glass finish, integrated fridge/freezer, plumbing and space washing machine and tumble dryer, access to Worcester Bosch combination boiler.

### Dining Area

12'5" x 8'11" (3.81m x 2.73m)

Open plan to the main kitchen. Double glazed doors through to the sitting room, uPVC double glazed window looking onto rear garden. Laminate floor, radiator.

### First Floor Landing

Carpet, loft access, cupboard with shelving. Panelled doors to all first floor rooms.

### Bedroom 1

12'0" x 11'5" (3.68m x 3.50m)

Double glazed box bay window to front. New carpet, radiator, two large built-in wardrobes.

### En-Suite Shower Room

Compact en-suite shower. Comprising satin chrome shower enclosure, wash hand basin with additional storage, wood flooring, tiled splashback, extractor.

### Bedroom 2

14'9" x 8'0" (4.50m x 2.46m)

A large double bedroom. uPVC double glazed window to front. Overstair storage, carpet, radiator.



## 8 Daniell Close



### Bedroom 3

10'9" x 9'0" (3.30m x 2.763m)

uPVC double glazed window to rear. Carpet, radiator.

### Bedroom 4

9'11" x 7'1" (3.03m x 2.17m)

uPVC double glazed window to rear. Carpet, radiator.

### Bathroom

Completely refurbished and tiled approximately 8 years ago. Comprising contemporary white panelled bath with shower over, wash hand basin with built-in storage beneath, separate wc. Mirror with automatic lighting, downlights, built-in wall cupboard with shelving, chrome ladder radiator. uPVC double glazed window with privacy glass.

### Front Garden

The property has excellent frontage with good off parking for two cars, access to large double garage, two areas laid to lawn, attractive planting.

### Double Garage

17'4" x 17'0" (5.30m x 5.20m)

Large garage with electric up and over door, power and light.

### Rear Garden

South west facing rear garden, extremely private, well presented, entertaining areas, mature planting, raised beds.

### Council Tax

Band G £3,251.11 p.a. (24/25)

### Post Code

CF64 5JY

