

38 Flat Holme Walk



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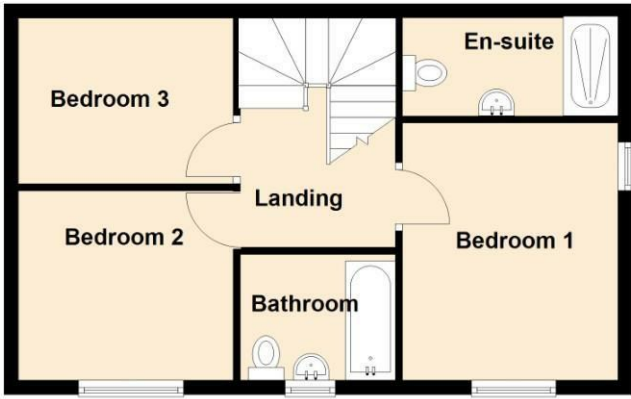
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

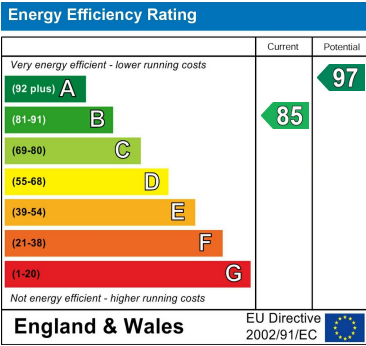


Ground Floor

First Floor



Total area: approx. 86.2 sq. metres (927.4 sq. feet)
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Sully CF64 5WE

£335,000

An attractive double fronted three bedroom detached situated on the new Wimpey development just off Cog Road in Sully. Comprising central hallway with cloaks and wc, dual aspect lounge, kitchen/breakfasting room, three bedrooms, en-suite shower room and family bathroom. Lawned front garden, driveway with parking for two cars, south facing rear garden. uPVC double glazing, gas central heating, laminate flooring and carpets. Freehold.



Front door to hallway.

Hallway

W.C.

Two piece suite comprising wash hand basin and wc, vinyl flooring, radiator.

Lounge

9'10" x 16'8" (3.01m x 5.10m)

A spacious bright lounge. uPVC double glazed window to front, French door leading out to garden and full height side windows. Contemporary flooring, radiator decorated in white.

Kitchen/Breakfasting

16'8" x 9'7" (5.10m x 2.93m)

A spacious light and bright kitchen. Three uPVC double glazed windows with white venetian blinds. Pale grey fitted kitchen with contrasting worktop, sink and drainer with half bowl and mixer tap. Gas hob, split level oven and grill, space for fridge/freezer, dishwasher and washing machine, boxed in combination boiler, contemporary tiled floor, two radiators. Dining area with seating and space for table and four chairs.

First Floor Landing

Carpet, loft access, painted modern doors to all first floor rooms.

Bedroom 1

12'6" x 10'4" (3.83m x 3.17m)

A double bedroom. uPVC double glazed window to front with white venetian blinds. Contemporary laminate floor, radiator, large double wardrobe with rail and shelf.

En-Suite Shower

9'2" x 3'10" (2.81m x 1.17m)

Tiled shower enclosure, wash hand basin and wc, all in white with chrome fittings. Attractive grey tiling, contrast flooring, radiator, extractor, shaver point, mirror cabinet.

Bedroom 2

9'6" x 9'4" (2.90m x 2.85m)

A second double bedroom. Pretty dual aspect with uPVC double glazed windows to front and side with white venetian blinds. Laminate floor, radiator, decorated in white, large built-in wardrobe with rail and shelf.

Bedroom 3

9'7" x 6'11" (2.93m x 2.13m)

The smallest of the bedrooms but a reasonable size. uPVC double glazed window with white venetian blind. Laminate floor, radiator, decorated in white.

Bathroom

7'0" x 5'7" (2.14m x 1.71m)

Contemporary suite in white. Comprising panelled bath, wash hand basin and wc, all in white with chrome fittings. Half tiled walls, contrast flooring, shaver point, extractor, radiator. uPVC double glazed window.

Front Garden

Lawned front garden.

Rear Garden

Enclosed rear garden with lawn.



Council Tax

Band E £2,528.36 p.a. (25/26)

Post Code

CF64 5WE

