

3 Porlock Drive



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

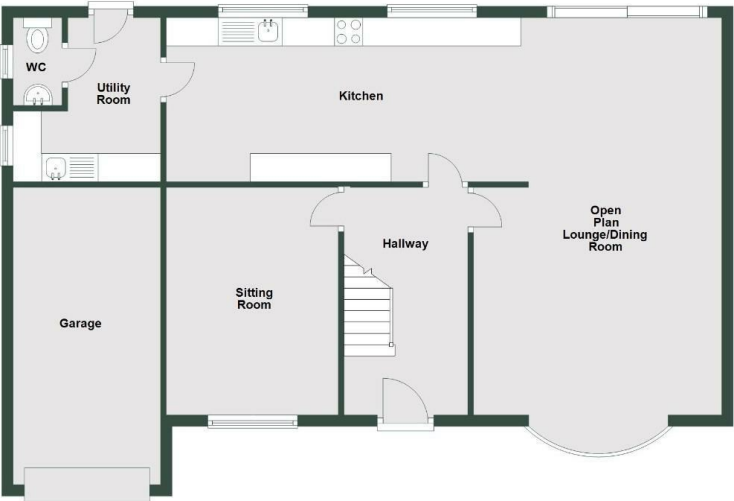
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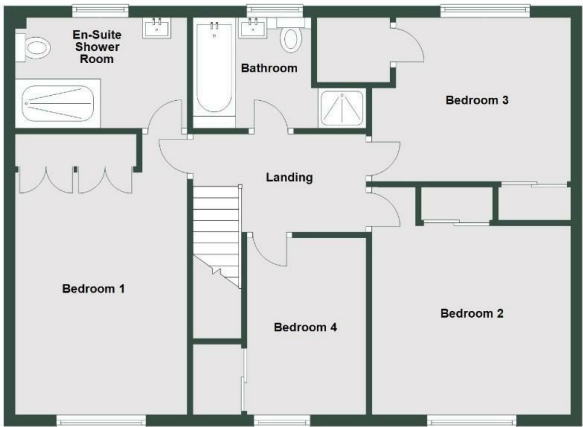
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Ground Floor



First Floor



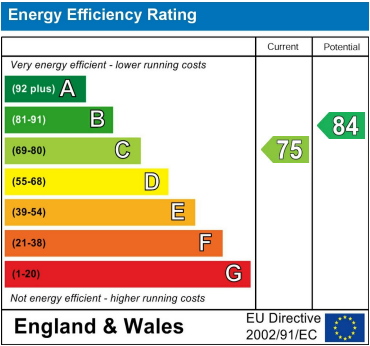
Total area: approx. 160.9 sq. metres (1732.0 sq. feet)
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Sully CF64 5QA

£550,000

A superb, well presented and upgraded, four bedroom detached house situated a good location with glimpses of the Channel from the first floor. The property is beautifully presented, having a bright light contemporary interior with high quality fitted kitchen and bathrooms. Comprises hallway, sitting room, open plan lounge/dining, kitchen, wc, four bedrooms, en-suite shower room and bathroom. uPVC double glazing, gas central heating. Front garden with excellent parking, garage, very private good size rear garden. Exceptional throughout. Freehold.



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Composite part glazed glazed panelled front door with matching side screen and window to hallway.

Hallway

A welcoming hallway. Beautifully tiled floor, high quality decoration, radiator, storage, coved ceiling. Solid oak doors to ground floor rooms.

Sitting Room

13'1" x 9'11" (4.00m x 3.03m)

Presently used as a dining room but could be used as a second sitting room. uPVC double glazed window to front. Carpet, radiator, neutral decoration.

Lounge/Dining Room

22'11" x 14'5" (7.00m x 4.41m)

A lovely open plan room. uPVC double glazed bow window to front, large patio doors to rear looking onto the garden. Carpet, radiator, log burner with slate hearth and attractive surround. The dining area is tiled and semi open plan to the kitchen.

Kitchen

21'6" x 9'2" (6.57m x 2.81m)

A beautifully appointed, well planned high quality pale grey kitchen with plenty of storage, seven pan drawers, tall larder units, high level cupboards, pale colour contrast, quartz worktop, built under sink and cut away drainer, adjustable mixer tap. Induction hob, Neff extractor, split-level oven and grill, recess for American style fridge/freezer, dishwasher, down lighting, radiator, tiled floor. Two uPVC double glazed window to rear.

Utility Room

9'3" x 8'6" (2.82m x 2.61m)

Seamlessly presented as from kitchen with beautiful tiled floor. Fitted units in pale grey with pale contrast worktop, sink and drainer, four eyelevel cupboards, plumbing for washing machine, space for tumble dryer, radiator. uPVC double glazed door and window to rear garden.

W.C.

Tiled floor, attractive wall tiles, pedestal wash basin and wc, in white with chrome fittings, radiator. uPVC double glazed window to side.

First Floor Landing

Attractive landing, carpet, neutral walls, loft access with drop down ladder. Solid doors to all first floor rooms.

Bedroom 1

16'2" x 10'1" (4.95m x 3.08m)

A lovely double bedroom. uPVC double glazed window to front. Oak effect flooring, radiator, neutral decoration. Solid oak door leading to contemporary en-suite.

En-Suite Shower Room

9'8" x 6'5" (2.97m x 1.96m)

Large fully tiled shower enclosure, rainfall shower plus separate shower attachment, recessed controls, toughened glass screen, twin flush wc, large oblong wall hung wash basin. Two store cupboards, mirror cabinet, shaver point, extractor, downlights, chrome ladder radiator, underfloor heating.



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Bedroom 2

13'3" x 11'6" (4.05m x 3.52m)

A double bedroom. uPVC double glazed window to front with elevated views and glimpses of the Channel. Attractive decoration, laminate flooring, large built-in wardrobe, radiator.

Bedroom 3

11'6" x 9'5" (3.53m x 2.89m)

A double bedroom. uPVC double glazed window to rear. Quality laminate floor, radiator, built in wardrobe, airing cupboard with radiator.

Bedroom 4

10'3" x 7'4" (3.14m x 2.25m)

The smallest of the bedrooms but still a good size single bedroom. uPVC double glazed window to front. Quality laminate flooring, built-in wardrobe, radiator.

Bathroom

6'3" x 10'1" (1.93m x 3.09m)

A good size family bathroom. Panelled bath with centrally mounted taps, shower enclosure with rainfall shower plus sliding shower attachment, chrome fittings, close coupled wash basin and wc with concealed plumbing and built-in storage. Fully tiled, extractor, chrome ladder radiator, downlights. uPVC double glazed window.

Front Garden

The property is set well back from the road with lawned frontage, traditional flower beds, good off road parking, access to single garage.

Garage

16'11" x 9'3" (5.16m x 2.82m)

Up and over door to front, gas and electric meters, fuse box, combination boiler.

Rear Garden

A wide and deep garden with full width patio and further corner patio to the left hand side, mature planting, large area laid to lawn, gated side access, area for storage, outside water supply, access to gas and electric meters and access to garage.

Council Tax

Band G £3,447.77 p.a. (25/26)

Post Code

CF64 5QA

