

 3  3  3

Hayes Lane, Sully Penarth

£535,000

 **peter  
alan**

02920 703799  
[penarth@peteralan.co.uk](mailto:penarth@peteralan.co.uk)







## About the property

A substantial detached residence located on a private road in Sully. This family home is set on an excellent sized plot is accessed via a set of electric gates which led to a driveway area and a good size detached garage with electric door. Accommodation comprises of to the ground floor a boot room, a high specification kitchen/breakfast room with a Esse dual fuel cooker as well as a separate range cooker for the summer months. There is also a hallway with doors leading to a ground floor shower room as well as a sitting room and dining room. Upstairs you will find a family bathroom and three excellent size double bedrooms with the master bedroom benefiting from its own ensuite. The proportions of this property are excellent and has been estimated around 173 sq. meters excluding the good size garage. The gardens are an excellent size and encompass the front, rear & side of the property and include a brick-built outhouse as well as a good size lawn area with paved patio seating area.

## Accommodation

### Entered

Via a UPVC entrance door into:

### Boot Room

18' 7" x 8' 3" ( 5.66m x 2.51m )

UPVC double glazed windows to rear. UPVC double glazed door opens to rear garden. Plumbing for automatic washing machine. Radiator. Space for freezer. Ceramic wall tiles to half height. Power points. UPVC double glazed stable doors open to kitchen.

### Kitchen Breakfast Room

20' 10" max x 19' 6" narrowing to 15' 4" min ( 6.35m max x 5.94m narrowing to 4.67m min )

A most generous size kitchen fitted with a range of wall and base level units with quartz work tops. Inset composite sink with mixer tap. Integrated fridge. Breakfast bar. Plumbing for dishwasher. Space for range cooker with cooker hood over with glass splash back. Three radiators. Inset spotlights. UPVC double glazed window to side. Amtico flooring finished in wood effect. Power points. Satellite TV point. UPVC double glazed French doors open to front garden. Dual fuel Esse iron heart cooker with slate hearth and back set in recess.

### Hallway

Doors leading to ground floor shower room, sitting room & dining room. Stairs rising to first floor. Laminate flooring. Radiator. UPVC double glazed window to front with leaded lights. Cupboard housing electric meter.

### Ground Floor Shower Room







Fitted with a three-piece suite comprising of a shower cubicle with glass doors. Wash hand basin in vanity unity with cupboard under. Low level Dual flush W.C. Ceramic wall and floor tiles. Inset spotlights. Heated towel rail finished in chrome. UPVC obscure double-glazed window to rear.

### Lounge

17' 4" max x 12' 9" narrowing to 9' 6" ( 5.28m max x 3.89m narrowing to 2.90m )  
UPVC double glazed window to side. UPVC double glazed French doors open to the rear garden. Laminate floor. Two radiators. Log burner with slate hearth. Coved ceiling. Power points. Television point.

### Dining Room

12' max x 12' 4" max ( 3.66m max x 3.76m max )  
UPVC double glazed window to front. Radiator. Laminate floor. Power points. Picture rail. Gas fireplace with stone surround & hearth.

### Landing

A centralised landing with doors leading to all bedrooms and bathroom. UPVC double glazed windows to front & rear. Laminate floor. Power points. Inset spotlights. Radiator.



### Bathroom

8' x 8' ( 2.44m x 2.44m )

Fitted with a three-piece suite comprising of a panel bath with centralised taps and shower attachment and ceramic tiled surround. Pedestal wash hand basin with ceramic tiled surround. Low level dual flush W.C. Ceramic floor tiles. Extractor fan. UPVC obscure double-glazed window to rear.

### Master Bedroom

12' 6" x 16' 7" ( 3.81m x 5.05m )

Two UPVC double glazed windows to front. Two radiators. Laminate floor. Power points. Door to:

### Ensuite

8' x 8' 3" ( 2.44m x 2.51m )

Fitted with a three-piece suite comprising of a walk-in double shower cubicle with ceramic tiled surround. Pedestal wash hand basin with ceramic tiled surround. Low level dual flush W.C. Ceramic floor tiles. Radiator. Extractor fan. UPVC obscure double-glazed window to rear.



### Bedroom Two

14' 9" x 12' 2" ( 4.50m x 3.71m )

UPVC double glazed window to rear. Radiator. Power points. Laminate floor. Television point.

### Bedroom Three

14' 7" x 12' 2" ( 4.45m x 3.71m )

UPVC double glazed window to front. Radiator. Laminate floor. Power points. Television point.

### Garage

25' 4" to door x 12' ( 7.72m to door x 3.66m )

A detached brick-built garage with pitched roof. Power & lighting and a roller shutter style door.

### Rear Garden

A good size plot with wooden fenced boundaries and a paved patio area. A range of trees, shrubs and plants. Area laid to lawn. Outside water tap. Wrought iron gate gives access to front. Two wooden sheds with pitched roofs.



## Front Garden & Driveway

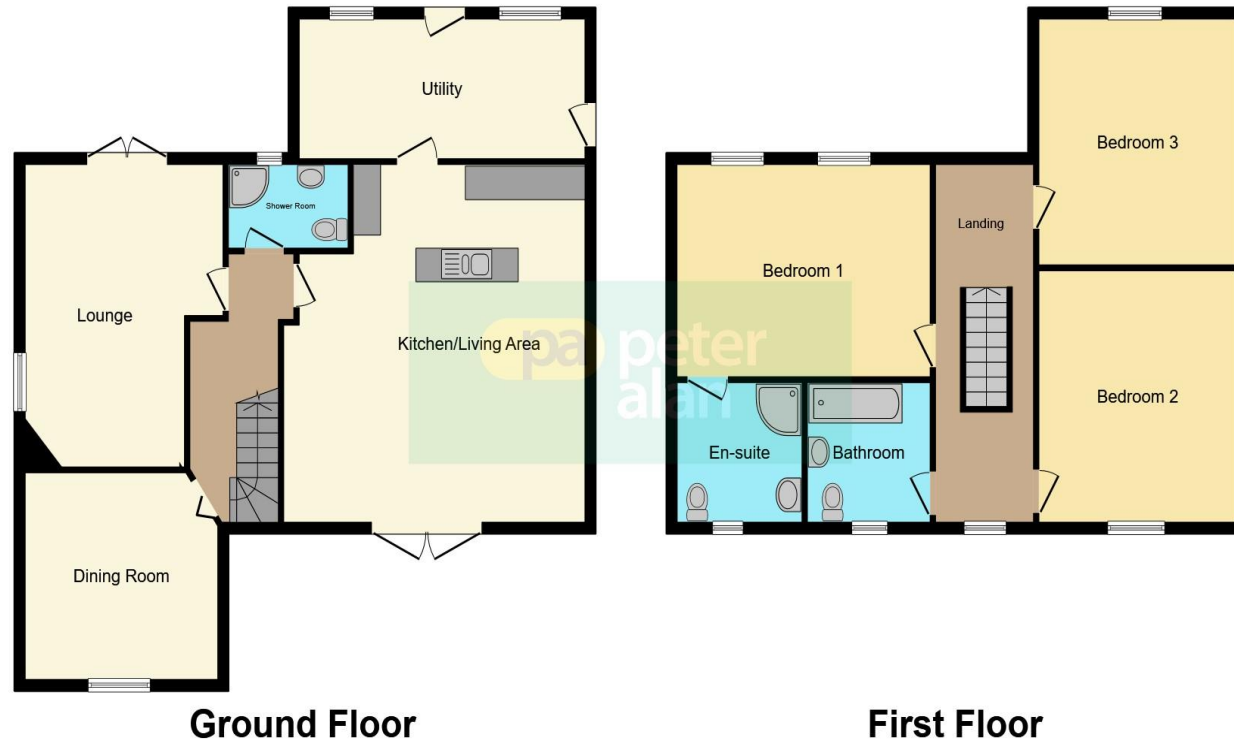
The property is accessed via a set of electrically opening wrought iron gates which opens to a driveway which is able to comfortably accommodate several vehicles. Slate patio area with wooden gate opening to private lane. Area laid to lawn. Outside security light. Brick built outhouse.





02920 703799

penarth@peteralan.co.uk



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

