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**Woodside House Swanbridge Road, Sully Penarth**

**£682,000**



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# About the property

Perfectly located is this beautifully presented detached family home. Internally the property comprises of a spacious entrance hallway that leads to a large kitchen/dining area, lounge, downstairs w.c and utility room. To the upstairs, there are four bedrooms, three of which are doubles and a family bathroom. The master boasts of a walk in wardrobe, en-suite and a Juliet balcony to overlook the peaceful garden. Outside there is a large garden to the rear with a garden room and there is a large driveway to the front of the property. Within catchment to local schools and a short distance from Sully beach and local amenities. A great opportunity for a family to call home.

## Accommodation

### Entrance Hallway

19' 11" x 6' 5" ( 6.07m x 1.96m )

Enter the property to this lovely hall with contemporary solid oak staircase, tiled flooring and access to the living room, utility room, cloakroom and kitchen/living area.

### Lounge

19' 11" x 12' 3" ( 6.07m x 3.73m )

A front aspect room with a deep bay window and fitted blinds, wall mounted centre piece fire and carpeted floor.

### Kitchen/dining Room

20' 1" x 25' 9" ( 6.12m x 7.85m )

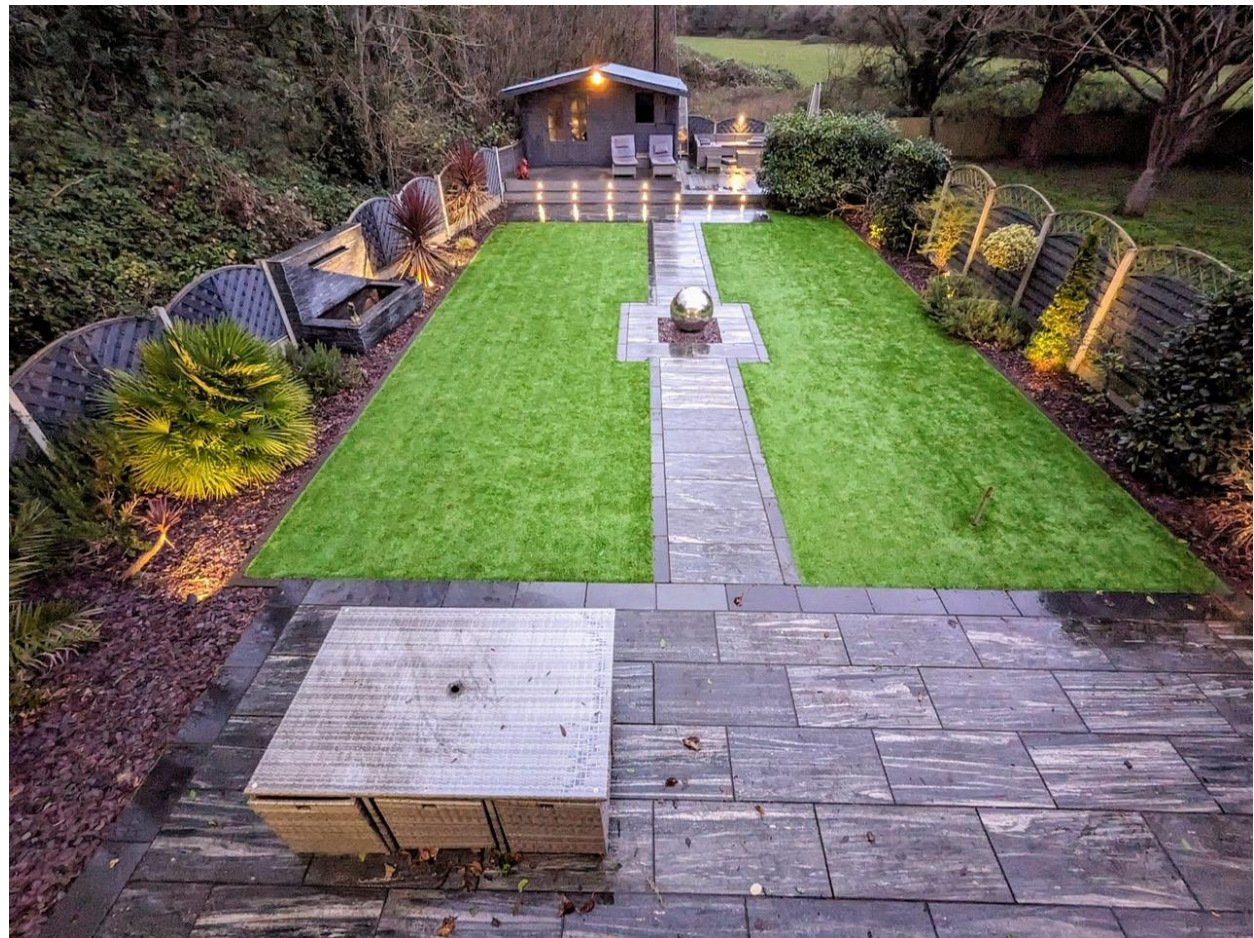
An amazing room in modern styling with a large open plan aspect and bifolding doors with integrated electric blinds, opening to the rear.

The kitchen is stylishly fitted with an extensive range of high spec' German design units and and Siemens appliances. There is a central island with the inset hob and sink unit with boiling tap as well as built in, self cleaning double ovens, a dishwasher, integrated fridge freezer and a warming drawer all alongside ample space for a large dining table and chairs.

The very large family seating area is centred around a wall mounted gas fire and offers ample room for a large suite of furniture.

Open the bifolding doors to really take in the landscaped gardens and peaceful surroundings.

The family room space



### Utility Room

A useful room with plumbing for utilities, a wall mounted modern boiler serving domestic hot water and central heating. Ample store space and cloaks hanging.

### W.C

The obligatory downstairs cloakroom with wc and wash hand basin.

### Landing

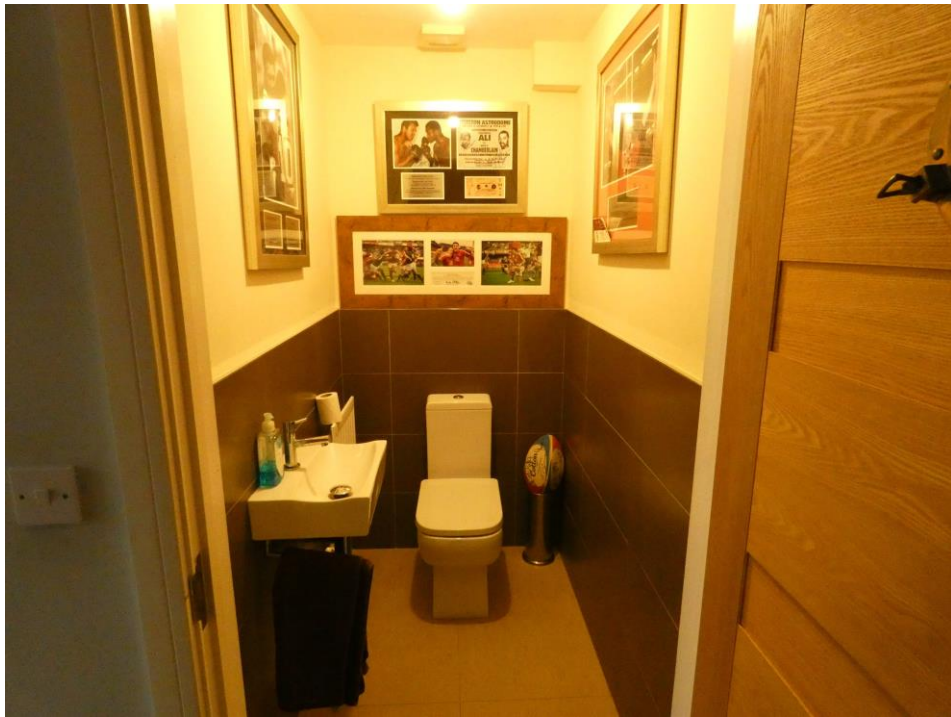
Head on up to the landing with oak doors off to bedrooms and bathroom, access to loft space and a built in airing cupboard as well as a window to the side offering ample natural light.

### Bedroom 1

15' 9" x 12' ( 4.80m x 3.66m )

### Bedroom 1 Ensuite

7' 11" x 4' 11" ( 2.41m x 1.50m )



### **Bedroom 1 - Walk-In-Wardrobe**

10' x 6' 11" ( 3.05m x 2.11m )

An amazing bedroom with double casement doors and a Juliet balcony overlooking the rear garden. The room also benefits from the well appointed en-suite shower room including a shower cubicle with rain forest shower head, a wash hand basin and wc all in contemporary styling.

Next up is the impressive walk in dressing room with built in wardrobes and dressing table as well as a side window, power & lighting.

### **Bedroom 2**

14' x 12' narrowing to 10ft3 ( 4.27m x 3.66m narrowing to 10ft3 )

A large double bedroom to the front elevation with built in wardrobes.

### **Bedroom 3**

10' 5" x 13' 5" ( 3.17m x 4.09m )

Another double bedroom overlooking the rear garden.

### **Bedroom 4**

8' 6" x 9' ( 2.59m x 2.74m )

A good size single bedroom to the front of the house with a built in wardrobe including power points, which could be used as a study space!

### **Family Bathroom**

9' 3" x 9' 4" ( 2.82m x 2.84m )

A stylish family bathroom with freestanding bath, hand basin and wc as well as a walk in shower area with rain forest shower head all set in a limestone tiled environment with a window to the side elevation and a chrome towel radiator.

### **Outside**

The property is approached via a granite driveway with parking for several vehicles and there is access to the rear via both sides of the property. To the rear there is a full width patio which leads via a central pathway and faux lawned areas to the summer house located at the rear with a surrounding decked seating area and an in built sauna. The garden is well stocked and enjoys ample direct sunlight throughout the day. It also backs onto open land and is very private as a result.







## 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.