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Somerset View, Sully Penarth
£680,000

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About the property

We are so pleased to offer for sale this superb, 4 bedroom detached family home which has been renovated to a very high specification and is offered for sale with vacant possession. All of the rooms are of generous sizes and the property is positioned at the head of the cul-de-sac where it takes full advantage of the views over the Bristol Channel from a well positioned first floor seating balcony. Sully is well positioned for access to surrounding towns including Penarth and the schooling which is on offer there as well as Barry in the other direction and there is ease of access to the M4 via Culverhouse Cross with its large shopping area and outlets. There is a detached double garage with rear lane access. Arrange your viewing via the vendors sole agents, Peter Alan on 02920 703799.

Accommodation

Hall & Living Room

15' 2" x 11' 9" (4.62m x 3.58m)
The hall opens into an impressive, versatile reception room with patio doors to the side, LVT flooring which continues from the hall and access to all ground floor rooms.

Lounge

12' 5" x 10' 2" (3.78m x 3.10m)
A large, bright front aspect room which would also make a good home office. There is a full height picture window overlooking the front elevation.

Kitchen/ Dining/ Sitting Room

27' 11" x 12' 10" (8.51m x 3.91m)
A superb open aspect room with an impressive range of units and appliances with an island breakfast bar centrally. There are Bosch fittings including the ovens and extractor fan, combination microwave with a warming drawer as well as other high end appliances such as the Hoover washing machine. The seating/dining area benefits from bifolding doors opening onto the rear garden and natural lighting can be enjoyed throughout the day.

Bedroom Four

12' 3" x 8' (3.73m x 2.44m)
A double bedroom located to the front of the property, adjacent to the ground floor shower room.

Bedroom Two

11' 2" x 10' 3" (3.40m x 3.12m)
Another large bedroom to the front elevation with a full height picture window.





Shower Room

A well appointed, fully tiled shower room with a shower cubicle including a rainfall shower head and hand held shower. There is also a floating wash hand basin with vanity unit and a WC, chrome towel radiator and window to the side.

First Floor Landing

A large, bright galleried landing with access to bedrooms 1,2 and the family bathroom. From the landing is access to the front balcony which is a truly lovely seating area, taking in the full benefit of the coastal views. There is also access to the very useful snug room which would make an ideal store room or a quiet area.

Bedroom One

13' 1" x 10' 6" (3.99m x 3.20m)

This is a large, bright double room with a Juliet balcony to the front elevation. There is a fully tiled en-suite shower room here with a rainfall shower head and hand held shower. There is also a floating wash hand basin with vanity unit and a WC, and a chrome towel radiator, window to side.

Bedroom Three

11' 10" x 10' 6" (3.61m x 3.20m)

A double bedroom overlooking the rear garden

Family Bathroom

9' 8" x 6' 4" (2.95m x 1.93m)

A tiled bathroom with a luxury fitted suite including a free standing oval bath giving you the full spa style experience. There is also a WC and wash hand basin. Window to the rear with views over surrounding area.

Outside

The property is approached via the quiet cul-de-sac and sits proudly at the head of the close. The terrace area is evident immediately and the property is beautifully finished with a herringbone driveway and semi-tiled exterior. There is side access to the rear where you will find the landscaped garden and pergola over a patio seating area. There is also rear lane access to the detached double garage with power & light.

Garage

A large detached garage with rear lane access and courtesy door to rear garden.









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.