



 4  2  2

Well Field South Road, Sully Penarth

£700,000

 black

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About the property

High specification and immaculately presented throughout, this four-bedroom extended detached residence is situated in Sully, Penarth offering a great location and opportunity to acquire something bespoke. With stone quartz flooring throughout the lower level and underfloor heating, the property is a must see to fully appreciate the level of work that has been undertaken by its current owner. Briefly comprising, a welcoming hallway with solid oak finishes leading into a stunning lounge, downstairs cloakroom, fabulous modern fitted kitchen presented to a high specification with quartz worktops, SMEG appliances and a dining space. Also to this level is a versatile extended area of the home creating an orangery with bi-fold doors leading out to the garden. To the upper level, four lovely bedrooms, the master with an en-suite and illuminated fitted cupboards along with a family bathroom. Leading to the outside, a low maintenance frontage with a tiered aspect and slate chippings. To the rear, an enclosed garden with an elevated ceramic tiled patio area with space to sit out and entertain along with steps down to a lawn area and further patio space. Other property benefits include a converted garage, burglar alarm, CCTV system and hot tub (subject to negotiations.) Parking to this property is situated to the rear. Please call Peter Alan Penarth to express your interest.



Accommodation

Entrance Hallway

Entrance via a solid oak front door to entrance hallway. Storage cupboard concealing Ideal wall mounted boiler. Storage cupboard housing electric meters. Complimented with stone quartz flooring with underfloor heating. Door leading to lounge, kitchen/dining and cloakroom WC. Stairs rising to the first floor.

Cloakroom Wc

Continuation of flooring from hallway. Fitted with a small vanity sink and toilet. PVC opaque window. Ceramic tiled walls.

Lounge

20' 9" max in Bay x 14' (6.32m max in Bay x 4.27m)
A comfortable lounge with decorative wood slat panelling into both recesses. Textured stone wall effect tiles on feature wall. Continuation of stone quartz flooring. Bay windows overlooking the front of the garden. USB sockets. Spotlights and wall lights. Log burner.

Kitchen

20' 9" x 11' 11" (6.32m x 3.63m)
Fitted with a stunning kitchen that consists of a range of wall and base units in high gloss with quartz worktops, inset sink, hot spot titanium 3 in1 tap and integrated



appliances that feature a Smeg six ring gas hob with Smeg extractor over. AEG integrated coffee maker. Double drinks cooler with temperature control and lighting. Kitchen island providing plenty of storage and waste disposal. Space for a dining table. Stained glass PVC window. Continuation from hallway of stone quartz flooring.

Orangery

20' 1" x 9' 5" (6.12m x 2.87m)

Continuation of stone quartz flooring. Bi- folding doors that open to the garden. Log burner. Sky light windows.

First Floor Landing

Stairs rising with glass balustrade with solid oak handrail and finishes. PVC stained glass oval window. Carpeted flooring. Storage cupboard.

Bedroom One

18' 2" max into bay x 12' 1" (5.54m max into bay x 3.68m)

A beautiful double bedroom with solid wood flooring and bay windows to the front of the property. Radiator. Door leading to illuminated fitted cupboards and en-suite. Solid wood flooring.

En Suite

Fitted with an enclosed shower, vanity sink and toilet. Tiled flooring. Spotlights. PVC opaque window.

Bedroom 2

11' 5" x 10' 1" (3.48m x 3.07m)

Double bedroom with laminate flooring and radiator. PVC window to rear.

Bedroom 3

11' 5" x 10' 1" (3.48m x 3.07m)

Double bedroom with laminate flooring and radiator. PVC window to rear.

Bedroom 4





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