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Castle Wood Road, Sully Penarth
£800,000

 **peter
alan**

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About the property

****PREMIUM EXECUTIVE HOME****

****UPGRADES THROUGHOUT****

This large 5 DOUBLE BEDROOM executive detached home offers generous living and sleeping accommodation which is perfect for modern family living. Nestled away in the historic village of Sully, Gwêl yr Ynys is a new development with a premium selection of 325 high quality new homes located near Penarth and the centre of Cardiff, offering access to beaches and coastal walks, as well as all the amenities; popular school catchment, shops, bars and restaurants of Penarth Town Centre.

There are uninterrupted views and open spaces that provide many attractive nature walks and cycle routes, with new play areas offering a natural meeting point and a safe place for children to enjoy the outdoors.

Comprising of gallery hallway, cloakroom, 3 reception rooms, kitchen/ diner, inner hallway giving access to converted double garage, 1st floor gallery landing, 5 double bedrooms, 2 ensuites, family bathroom, driveway to front, larger than average rear garden.

Accommodation

Hallway

Composite door with glazed panel sides, tiled flooring, power points, radiator, fitted storage cupboard.

Living Room

15' 7" max x 11' 8" max (4.75m max x 3.56m max)
Fitted carpet, T.V. point, power points, radiator, window to front aspect.

Cloakroom

W.C. wash hand basin, radiator, tiled areas.

Study/ Play Room

9' 8" max x 8' 7" max (2.95m max x 2.62m max)
Fitted carpet, T.V. point, power points, radiator, window to front aspect, fitted cupboard.

Main Reception Room

16' 4" max x 13' 4" max (4.98m max x 4.06m max)
Fitted carpet, T.V. point, power points, radiator, inset upgraded Media-Wall, French doors to rear garden.

Kitchen/ Diner

20' 11" max x 12' 9" max (6.38m max x 3.89m max)
Utility Room

6' 5" x 6' 2" (1.96m x 1.88m)
Integral appliances, door leading to Conservatory.

Conservatory





9' 10" max x 8' 3" max (3.00m max x 2.51m max)
Bifolding doors to patioed court yard to front and rear,
doors leading into Converted double garage. *IDEAL
FOR PRIVATE LIVING AREA*

Converted Double Garage

20' 6" max x 19' 5" max (6.25m max x 5.92m max)
*Large loft space - potential to convert to additional
room/ mezzanine* Fitted carpet and laminate flooring,
inset Media Wall, T.V. point, power points, radiator,
windows and doors to front access. *IDEAL OFFICE/
ANNEX*

Gallery Landing

Fitted carpet, fitted storage cupboard, power points,
radiator, loft hatch with pull down ladder, window to
gallery area to front aspect.

Bedroom One

15' 5" max x 13' 9" max (4.70m max x 4.19m max)
Fitted wardrobes, fitted carpet, power points, radiator,
window to front aspect.

En Suite



W.C., wash hand basin, double shower, fully tiled, power
points, radiator.

Bedroom Two

12' 5" max x 11' 4" max (3.78m max x 3.45m max)
Fitted wardrobes, fitted carpet, power points, radiator,
window to rear aspect, overlooking the Vale and idyllic
historical grade listed buildings.

En Suite

W.C., wash hand basin, double shower, fully tiled, power
points, radiator.

Bedroom Three

15' 3" max x 9' 9" max (4.65m max x 2.97m max)
Fitted wardrobes, fitted carpet, power points, radiator,
window to front aspect.

Bedroom Four

13' 6" max x 11' 8" max (4.11m max x 3.56m max)
Fitted wardrobes, fitted carpet, power points, radiator,
window to rear aspect with elevated views over the
Vale and historical village of Sully.

Bedroom Five



9' 1" max x 8' 11" max (2.77m max x 2.72m max)
Fitted carpet, power points, radiator, window to rear
aspect with far stretching views over the Vale and large
garden.

Family Bathroom

W.C., wash hand basin, bath with over head shower,
fully tiled, radiator, window to rear aspect.

Outside

To The Front

Driveway for multiple vehicles, side access to rear
garden.

To The Rear

A substantial plot with plenty of room to extend or add
additional outbuildings. Recently landscaped. Patio
areas to the side and rear aspects, partially laid to lawn,
composite decking laid to corner of garden giving
elevated views across the vale, artificial grass laid to
rear of garden, complimentary flower beds inset to
landscaping. *DUAL SIDE ACCESS*





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