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Breaksea Close, Sully Penarth
£450,000

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About the property

Located upon one of Sully's most desired roads is this extended semi-detached property. Beautifully presented and boasting an impressively large corner plot which includes a long private drive to a detached 32' garage. Benefiting from sea views from the 2 main bedrooms. The property is a stone throw from the beach with its excellent walks along the Heritage Coastline and is positioned opposite a crescent shaped communal green. Briefly comprising of an extended entrance hall to include a cleverly configured study area, stylish lounge with cast iron log burner plus French doors leading into a conservatory overlooking the garden, dining room open plan to an extensively fitted kitchen - contemporary units and to include integrated Neff appliances - fridge, dishwasher plus built in double oven, 4 ring gas hob with cooker hood, rear lobby with ground floor cloakroom/wc and utility room. To the first floor there are 3 bedrooms - built in wardrobes plus sea views from the 2 main plus a stylishly appointed shower room/wc. Complimented with gas central heating & upvc double glazing. To the front a garden with 2 lawns overlooking the green plus the spectacular rear lawned large garden to include a detached timber summer house with light & power and internal bar. At the rear a newly acquired piece of land extending the driveway to allow off road parking for multiple vehicles and leading to a detached double length 31' garage with light & power and cast iron log burner.

Accommodation

Sully

Sully, being a coastal village, has excellent walks along its beach and along designated coastal paths. Within a short drive there's Cosmeston Park and Lakes as well as Penarth Town where there are numerous parks plus the award winning and fully restored Pier located on the Esplanade. In recent years Penarth has been voted by the readers of the Sunday Times as the best place in Wales to live. The schools in both Sully and Penarth are held in particularly high regard and the property is in the catchment for Sully Primary School which is a feeder school for Stanwell Secondary School. In Penarth there is also a private school which caters for children aged from 5 years to 18 years. Within the village and the surrounding area there are many dining options ranging from village pubs to fine dining restaurants. For shopping Penarth offers a wide variety of independent retailers but within the area are numerous supermarkets and a larger 'out of town' retail park can be found at Culverhouse Cross. Cardiff International Airport is just approximately 20 minutes away and there are excellent road links leading to the M4. Smithies Avenue is a short drive away from the Dinas Powys and Penarth railway stations.

Entrance Hall

Enter via a upvc door into an extended entrance hall with study area, windows to front & side, stairs rise to the first floor landing with glass balustrade and generous under stairs cupboard, wooden laminate flooring.

Lounge





17' 4" x 11' (5.28m x 3.35m)

Stylish main living room, wooden laminate flooring, window to front, TV point, telephone point, cast iron contemporary log burner with slate hearth, wooden laminate flooring, French doors lead into the conservatory.

Conservatory

11' 6" x 10' 1" (3.51m x 3.07m)

Brick based and upvc construction, polycarbonate roof, ceramic tiled floor, 6 windows overlook plus French doors allow access into the garden.

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)

Window to front, wooden laminate flooring, open plan to the kitchen.

Kitchen

17' 4" x 6' 5" (5.28m x 1.96m)

Extensively fitted with a contemporary range of cream Hi Gloss wall and base units with square worktop incorporating breakfast bar, with an inset Blanco one and half bowl stainless steel sink & drainer with mixer tap and matching upstand, integrated Neff appliances to include larder fridge, dishwasher plus built in double oven, 4 ring gas hob with cooker hood over and built in



convection microwave oven, features include soft close doors & drawers, corner pull out carousel unit & LED plinth lighting, 6 recessed spot lights, window to rear, TV point.

Lobby

Ceramic tiled floor, open recessed area for coats etc., door lead to the rear and front garden.

Utility Room

11' x 5' 6" (3.35m x 1.68m)

Fitted modern base units with laminate worktop and one and half bowl stainless steel sink & drainer with mixer tap, ceramic tiled floor, plumbed for washing machine and space for other white goods, wall mounted combination boiler, window to rear.

Cloakroom

Fitted with a modern white suite comprising a vanity wash hand basin and close coupled wc, natural stone splash back, wooden laminate tile effect floor, window to front, extractor fan.

Landing

Spacious landing - access to all rooms, fitted carpet, contemporary glass balustrade, window to rear, double



cupboard - slatted shelving and small radiator, access to the loft.

Bedroom 1

12' to wardrobes x 10' 5" (3.66m to wardrobes x 3.17m)

Master double bedroom, window to front with an elevated view towards the sea, 2 built in floor to ceiling double wardrobes, TV point.

Bedroom 2

10' 11" x 9' 11" (3.33m x 3.02m)

Double bedroom, window to front with an elevated view towards the sea, inset walk in double wardrobe, TV point.

Bedroom 3

9' 5" x 6' 8" (2.87m x 2.03m)

Generous 3rd bedroom, window to rear, wooden laminate flooring, TV point.

Shower Room

Refitted with a modern white suite comprising a triple shower area with glass screen and an independent shower, vanity wash hand basin and close coupled wc - concealed cistern, tiling to all walls and tiled floor,



window to side, contemporary radiator/towel rail, extractor fan, 4 recessed spot lights.

Garden

Enclosed front garden - low brick boundary wall, path to the front door plus 2 neat lawns, flower/shrub borders, exterior light.
 Impressively large rear and side garden - mainly laid to lawn, paved patio area, established shrub borders to include mature Fuschia & lavender bushes, exterior lighting, 3 outside taps, exterior double power socket on the newly acquired drive at the rear of the garden - drive allowing secure off road parking via newly made solid gates for at least 4 cars and recently tar maced plus over 13' wide.

Summer House

11' 6" x 9' 10" (3.51m x 3.00m)
 Detached timber summer house with verandah, entry via French doors with side glazed panels, light & power connected plus fitted bar, window to side, vaulted ceiling.

Double Garage

31' 6" x 12' 3" (9.60m x 3.73m)



Detached double length tandem garage - block built, up & over door, light & power supply, 2 windows to side and door into the garden.





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