



## 20 Sullivan Close, Penarth CF64 3QR £390,000 Freehold

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING C

Nestled in the charming area of Sullivan Close, Penarth, this delightful semi-detached house offers a perfect blend of comfort and convenience. Ideally positioned in Penarth, known for its picturesque coastal views and vibrant community, offering a range of local amenities, including shops, local schools, and parks. The area is well-connected, making it easy to access Cardiff and beyond, perfect for commuters. The property offers potential to extend to the side and rear garden subject to the usual planning consent. Viewing is essential to appreciate.

Beefily comprising; To the ground floor, living room, dining room, modern fully fitted kitchen and cloakroom/w.c. To the first floor, three bedrooms and family bathroom suite. To the rear, a spacious rear garden with laid to lawn, paved patio areas and off road parking. Potential to extend stpp. To the front A corner position with laid to lawn, pathway and mature shrubbery. Enclosed with brick built walls and fencing. Benefitting from gas central heating and UPVC double glazing throughout.



## FRONT

Corner position with fencing and brick built walls surrounding. Laid to lawn with mature shrubbery. Block paved pathway leading to a UPVC double glazed front door and side panel window opening to the entrance hallway.

## Entrance Hallway

7'9 x 6'2 (2.36m x 1.88m)

Plastered ceiling, plastered walls and fitted carpet flooring. Doors to cloak room storage, kitchen and living room. Radiator.

## Living Room

18'8 x 10'6 (5.69m x 3.20m)

Papered ceiling with coving, papered walls. Fitted carpet flooring. UPVC double glazed window overlooking the front. Gas feature fireplace with marble surround and hearth. Radiator. Double wooden doors to dining room.

## Dining Room

12'7 x 9'11 (3.84m x 3.02m)

Papered ceiling, papered walls. Fitted carpet flooring. UPVC double glazed patio doors to the rear garden. Radiator.

## Kitchen

13'4 x 10'5 (4.06m x 3.18m)

Plastered ceiling with inset spotlighting. Plastered walls. UPVC double glazed window and door to the rear. Under stairs storage. Pantry storage. Kitchen comprises of, wall units, base units and laminate work surfaces with breakfast bar. Integrated induction hob, electric oven with extractor fan over. Integrated fridge/freezer. Integrated dish washer. Plumbing for washing machine. Composite 1 1/2 sink with mixer tap.

## Cloakroom

6'11 x 3'9 (2.11m x 1.14m)

Plastered ceiling, papered walls, UPVC double glazed obscured glass windows. Meter cupboards. Radiator.

## W.C

7'0 x 2'6 (2.13m x 0.76m)

W.C comprises of wall mounted wash hand basin and close coupled toilet. Radiator.

## FIRST FLOOR

### Landing

Plastered ceiling with loft access. Plastered walls. Fitted carpet flooring. Radiator. UPVC double glazed window to the rear. Doors to bedrooms and family bathroom.

### Bedroom One

12'0 x 11'6 (3.66m x 3.51m)

Plastered ceiling, papered walls and fitted carpet flooring. UPVC double glazed window to the front. Fitted wardrobe. Radiator.

### Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

Plastered ceiling. Papered walls. Fitted carpet flooring. UPVC double glazed window the front elevation. Radiator. Fitted storage cupboard with shelving.

### Bedroom Three

8'10 x 8'0 (2.69m x 2.44m)

Plastered ceiling, plastered walls and laminate flooring. UPVC double glazed window to the rear. Fitted storage cupboard. Radiator.

## Family Bathroom

10'3 x 5'5 (3.12m x 1.65m)

Plastered ceiling with inset spotlighting and extractor fan. Tiling to walls and flooring. UPVC obscured glass windows to the rear. Bathroom comprises of, bath with mixer tap over, close coupled toilet, vanity wash hand basin with storage under. Shower cubicle with mains operated shower over. Towel rail heater.

## REAR

Larger than average rear garden with potential to extend subject to the usual planning consent. Laid to lawn with paved patio areas. Timber fencing surrounding. Driveway to the rear with space for ample parking. Side gate leading to the front. Space for garden shed. Outside lighting and tap.

## COUNCIL TAX

Council tax band E.

## DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

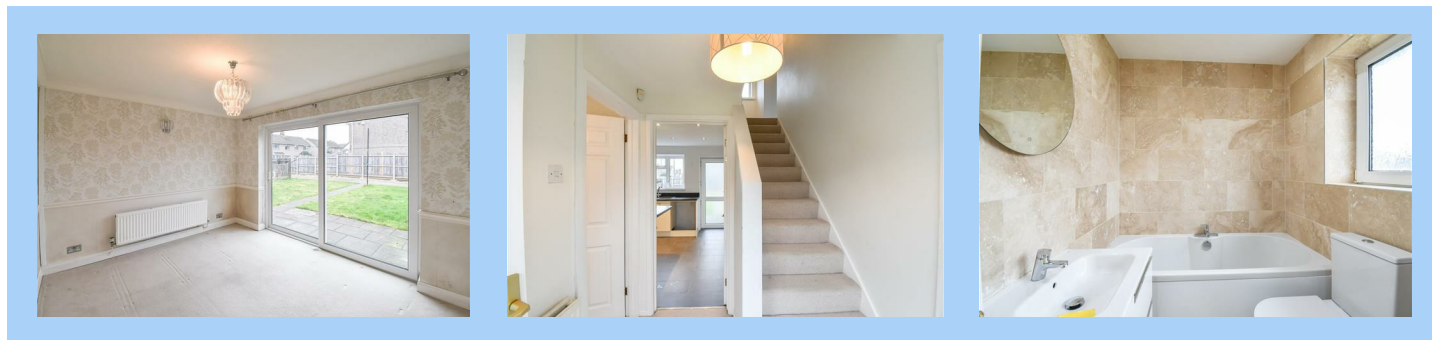
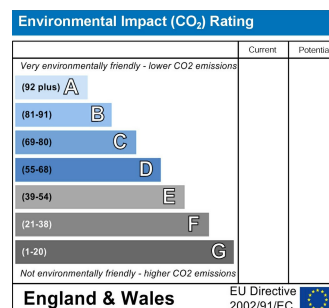
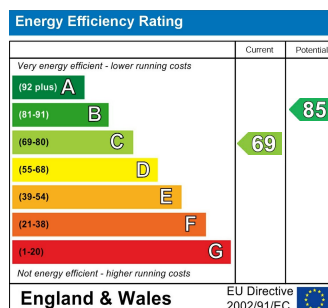
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## TENURE

We have been advised that the property is freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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