

5 Steep Holm Walk

Sully, Vale of Glamorgan, CF64 5WH



A modern, low-maintenance and energy efficient property, ideal for first time buyers, young families and downsizers alike, located in this popular development with views over the adjacent green space and out towards the Bristol Channel. The property has a living room, kitchen / diner and WC on the ground floor as well as the three bedrooms and two bathrooms above. It has an enclosed rear garden and a rarely found front lawn with a pleasant southerly aspect. There is also a driveway for two cars. The property is well placed for access to Sully Primary School and is in catchment for Stanwell School as well as other excellent schools in the area. For sale with no onward chain. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£350,000

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Accommodation

Ground Floor

Entrance Hall 6' 11" max x 11' 1" max (2.11m max x 3.37m max)

Tiled flooring. Composite front door with double glazed panels. Built-in cupboard. Doors to the living room, kitchen and cloakroom. Power points. Stairs to the first floor.

Lounge 9' 11" x 16' 8" (3.01m x 5.09m)

A dual aspect living room with uPVC double glazed window to the front and double doors and windows to the side that lead into the garden. Fitted carpet. Venetian blinds to all windows and doors. Two central heating radiators. Power points and TV point.

Kitchen / Diner 9' 7" x 16' 8" (2.93m x 5.07m)

Tiled floor. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven and grill, four burner gas hob and an extractor hood. Space for a fridge freezer. Plumbing for washing machine. One and a half bowl stainless steel sink with drainer. uPVC double glazed windows to two sides - one with a roller blind and two with Venetian blinds. Central heating radiator. Power points. Recessed lights. Cupboard with gas boiler.

WC 3' 1" x 6' 2" (0.94m x 1.87m)

Tiled floor and part tiled walls. WC and wash hand basin. Central heating radiator. Recessed lights. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Attractive gallery style balustrade. Central heating radiator. Power points. Doors to all rooms.

Bedroom 1 10' 2" x 12' 6" (3.09m x 3.8m)

A dual aspect double bedroom with uPVC double glazed windows to two sides - both with fitted Venetian blinds. The front window has a view over the green space and across to the Bristol Channel. Fitted carpet. Built-in wardrobe. Power points and TV point. Central heating radiator. Door to the en-suite.

En-Suite 10' 1" x 3' 11" (3.08m x 1.19m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and pedestal sink. Central heating radiator. Extractor fan. Recessed lights. Fitted mirror. Shaver point.

Bedroom 2 9' 7" x 9' 7" (2.92m x 2.92m)

Another dual aspect bedroom with uPVC double glazed windows to two sides that provide views across to the Bristol Channel. Central heating radiator. Fitted wardrobe. Power points and TV point. Venetian blinds to both windows.

Bedroom 3 9' 7" x 7' 1" (2.93m x 2.15m)

A single bedroom, ideal as a home office. Fitted carpet. uPVC double glazed window to the side with fitted Venetian blind. Central heating radiator. Power points.

Bathroom 6' 11" x 5' 6" (2.12m x 1.68m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, WC and pedestal sink. uPVC double glazed window with roller blind. Shaver point. Central heating radiator. Recessed lights. Extractor fan.

Outside

Front

The property benefits from a rare additional front garden, laid to lawn and with views over the green space and park. The garden is bordered by a wooden fence and provides a very useful extra sitting space.

Rear Garden

An enclosed rear garden with patio and lawn areas. Gated access to the driveway on one side.

Driveway

The property has driveway parking for two cars, with gated access into the garden.

Additional Information

Tenure

The property is freehold (CYM837023).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,691.47 for 2026/27.

Service Charge

There is a planned service charge of £130 per year to maintain the common areas of the development, but this service has not commenced yet and to date, no service charge has been demanded.

Approximate Gross Internal Area

861 sq ft / 80 sq m.

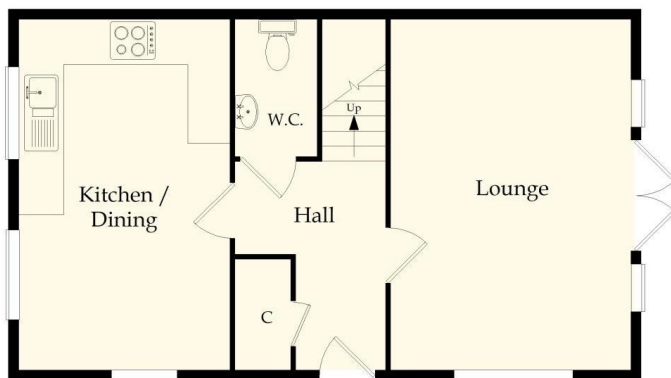
Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

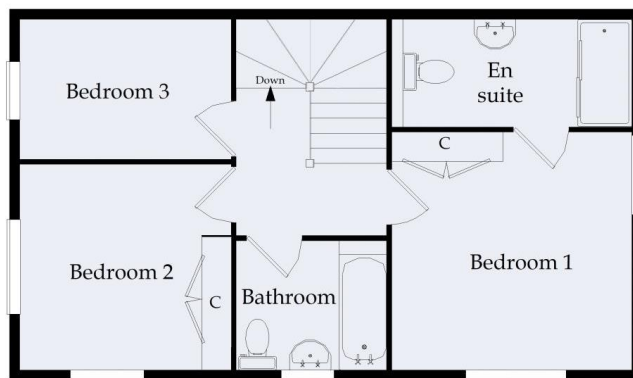
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

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