

40 Flat Holm Walk

Sully, Vale of Glamorgan, CF64 5WE



A very well presented three double bedroom detached house, located on a corner plot on this popular development in Sully, within easy reach of the village, Primary School, pubs, restaurants and beach. The accommodation comprises the entrance hall, living room, kitchen / diner and WC on the ground floor along with the three bedrooms and two bathrooms above. The property has driveway parking to the side and a re-landscaped rear garden with decked area, lawn and large summer house. In catchment for Sully Primary School and Stanwell School. Viewing advised. EPC: B.

David Baker & Co.

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Accommodation

Ground Floor

Hall

Wood effect vinyl floor. Central heating radiator. Large built-in cupboard. Power points. Composite front door with double glazed panel. Doors to the lounge, kitchen / diner and cloakroom.

Living Room 9' 11" x 16' 9" (3.02m x 5.1m)

Dual aspect lounge with uPVC double glazed window to the front and double doors to the side opening out onto the garden. Two central heating radiators. Power points and TV point. New fitted carpet. Fitted shelving. Venetian blind to the window.

Kitchen / Diner 9' 8" x 16' 9" (2.95m x 5.1m)

Fitted kitchen comprising a range of wall units and base units with new shaker style cabinet doors and wood effect laminate work surfaces. Integrated appliances including an electric double oven with grill (Electrolux), four zone induction hob, extractor hood and washing machine (all AEG), fridge freezer and dishwasher (Electrolux). Two uPVC double glazed windows to the side and one to the front - all with fitted Venetian blinds. Power points. Two central heating radiators. TV point. Space for dining table and chairs.

WC 3' 3" x 6' 6" (0.99m x 1.98m)

Wood effect vinyl floor from the hall. WC and sink. Part tiled walls. Extractor fan. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. Central heating radiator. Power points. Hatch to the loft space. Doors to all bedrooms and the bathroom.

Bedroom 1 10' 1" x 12' 5" (3.08m x 3.78m)

Dual aspect master bedroom with en-suite. Fitted carpet. Fitted wardrobe. Central heating radiator. Power points and TV point. uPVC double glazed windows to the front and side with fitted Venetian blinds.

En-Suite 4' 0" x 10' 1" (1.23m x 3.08m)

Wood effect vinyl flooring and part tiled walls. Suite comprising a large shower cubicle with mixer shower, WC and sink. Heated towel rail. Recessed lights. Extractor fan. Shaver point.

Bedroom 2 9' 8" x 9' 5" (2.95m x 2.86m)

Double bedroom, again with dual aspect having uPVC double glazed windows to the side and rear, both with fitted Venetian blinds. Fitted carpet and wardrobe. Central heating radiator. Power points and TV point.

Bedroom 3 9' 8" x 7' 1" (2.95m x 2.15m)

Single bedroom with uPVC double glazed window to the rear. Fitted carpet. Fitted Venetian blinds. Power points. Central heating radiator.

Bathroom 7' 3" x 5' 7" (2.22m x 1.7m)

Wood effect vinyl flooring and part tiled walls. Suite comprising a panelled bath with electric shower and glass screen, a WC and wash hand basin. uPVC double glazed window to the side. Shaver point. Heated towel rail.

Outside

Front and Side

There is driveway parking to the side for two cars. Gated access into the garden.

Garden

A re-landscaped garden with a south westerly aspect. Lawn and a new composite deck with large summer house. Fitted awning above the living room doors. Borders to three sides. Outside tap and lights. Gated access onto the driveway.

Additional Information

Tenure

The property is freehold (CYM820213).

Council Tax Band

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

Approximate Gross Internal Area

992 sq ft / 92.2 sq m.

Utilities

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

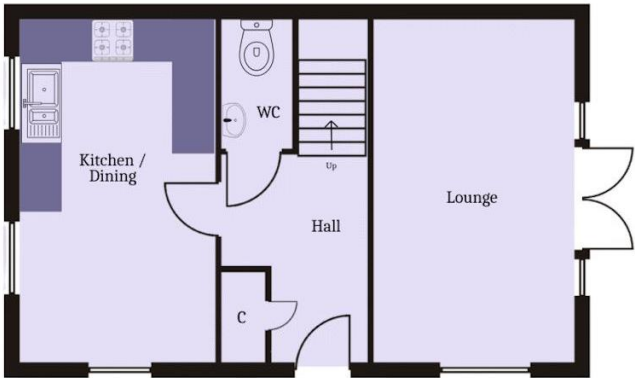
Service Charge

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.

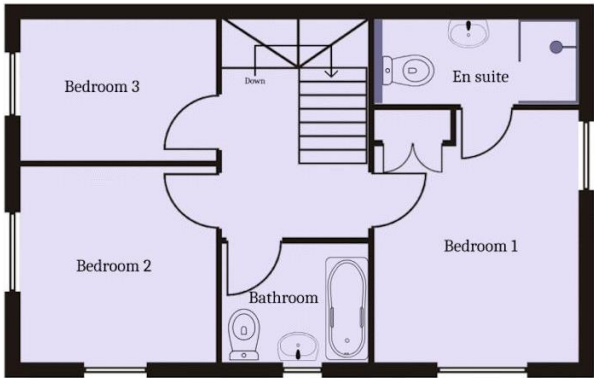
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor









