



**Steep Holm Walk, Sully, Penarth, CF64 5WH**

## **Welcome to**

### **Steep Holm Walk, Sully, Penarth**

Modern three-bedroom detached home set within the highly sought-after Sully area, well regarded for its coastal setting and excellent road links. The property features an ensuite to the master bedroom, a sunny southerly facing garden, and a tandem driveway, making it ideal for modern family living.

#### **Entrance Hall**

Spacious and light entrance hall with modern flooring. Useful storage cupboard. Radiator. Stairs to the first floor. Doors leading to the lounge, kitchen/dining room and cloakroom/WC. Spotlights.

#### **Cloakroom / WC**

Pedestal wash hand basin with mixer tap over, part tiled walls, radiator, spotlights and modern flooring.

#### **Lounge**

Double glazed window to front with fitted blinds. Double glazed double doors also with fitted blinds and opening onto the rear garden. Radiator. Spotlights

#### **Kitchen / Diner**

Double glazed bay window to front and two double glazed windows to side all with fitted blinds. One and a half bowl and drainer sink unit with mixer tap over. Modern floor and wall mounted kitchen units with complimenting work surfaces over and matching splashbacks. Pull out larder. Integrated fridge-freezer, dishwasher, washing machine, eye-level double oven and electric hob with cooker hood over. electric socket with USB ports. Spotlights. Plenty of space for a dining table and chairs.

#### **First Floor Landing**

A generous landing space with spindles and balustrades. Doors to three bedrooms and bathroom. Radiator. Spotlights. Access to the loft space.

#### **Bedroom 1**

Double glazed windows to front and sides with fitted blinds. Built-in double wardrobe. Electric socket with USB ports. Radiator. Spotlights. Door to ensuite.

#### **Ensuite**

Double width shower with rainfall shower head. Pedestal wash hand basin with mixer tap over. WC. Fully tiled walls. Tiled floor. Ladder-style radiator. Spotlights.

#### **Bedroom 2**

Double glazed windows to front and side with fitted blinds. Built-in double wardrobe. Radiator. Spotlights.

#### **Bedroom 3**

Double glazed window to side with fitted blind. Radiator. Spotlights.

#### **Bathroom**

Double glazed window to front with fitted blind. Panelled bath with screen and electric shower over. Pedestal wash hand basin. WC. Part-tiled walls. Tiled floor. Ladder-style radiator. Spotlights.

#### **Front & Side Area**

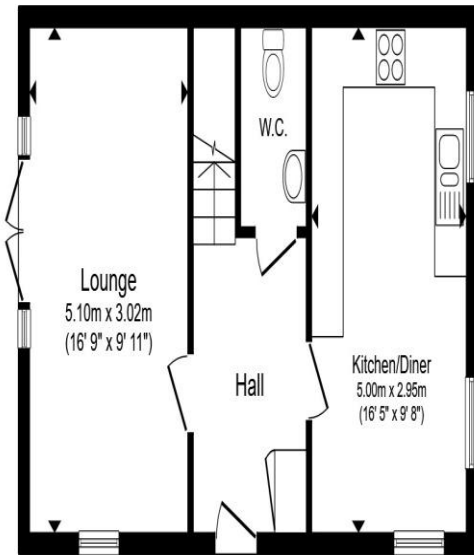
Laid to lawn with well stocked planted borders.

#### **Garden**

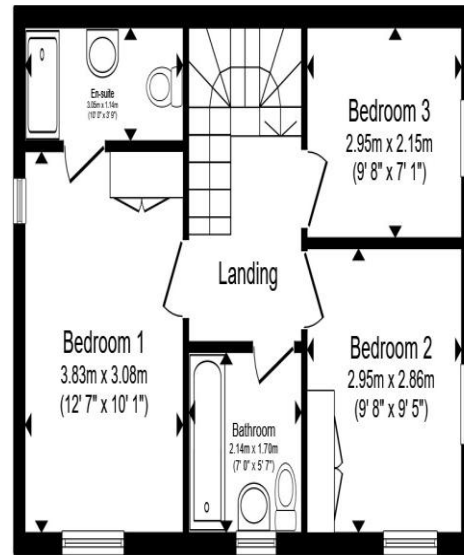
A surprisingly private part walled rear garden benefitting from a southerly facing aspect, laid mainly to lawn with paved patio area and a mix of walled and timber boundaries. Security light. Power points. Outside tap. Timber gate providing side access to the driveway.

#### **Parking**

Tandem driveway with security light and 'Ohme' EV car charger. Timber gate providing access to the rear garden.



**Ground Floor**



**First Floor**

Total floor area 84.0 m<sup>2</sup> (904 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Welcome to

### Steep Holm Walk, Sully, Penarth

- A beautifully presented detached home that has been well-maintained throughout. Located in Steep Holm Walk, Sully.
- Spacious lounge with access to the garden, modern kitchen/diner with bay window and a cloakroom/WC to the ground floor.
- Ensuite to master bedroom and two further bedrooms served by a contemporary family bathroom.
- Fitted blinds throughout, modern flooring, fitted carpets, spotlights in every room.
- Tandem driveway with 'Ohme' EV charging point and an enclosed southerly facing rear garden.

Tenure: Freehold EPC Rating: B

Council Tax Band: E

**£375,000**



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allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



[allenandharris.co.uk](https://allenandharris.co.uk)