

31, Porlock Drive

Sully, CF64 5QA

Watts & Morgan

31 Porlock Drive

Sully CF64 5QA

£280,000 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

An immaculately presented, two bedroom semi-detached home enjoying elevated sea views. Situated in a quiet cul-de-sac in the ever popular village of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 motorway. Accommodation briefly comprises; porch, living room and kitchen/dining room. First floor landing, spacious double bedroom, spacious single bedroom and a shower room. Externally the property benefits from beautifully landscaped front and rear gardens and a private driveway providing off-road for several vehicles located to the rear.

Directions

Penarth Town Centre – 4.1 miles

Cardiff City Centre – 8.2 miles

M4 Motorway – 8.9 miles

Your local office: Penarth

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Summary of Accommodation

Ground Floor

Entered via a partially glazed uPVC door into a porch benefitting from wood effect luxury vinyl tile (LVT) flooring.
A second wooden door leads into the living room benefitting from continuation of LVT flooring, a central feature gas fireplace, a carpeted staircase leading to the first floor and a uPVC double-glazed window to the front elevation.
The kitchen/dining room benefits from wood effect vinyl flooring and an obscure glazed uPVC door providing access to the rear garden. The kitchen has been fitted with a range of base units with marble effect laminate work surfaces. Integral appliances to remain include; a 'Cooke & Lewis' electric oven and a 'Schott Ceran' 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a partially tiled splash-back, a cupboard housing the wall-mounted 'Baxi' combi boiler, a bowl and a half stainless steel sink with a mixer tap over and a uPVC double-glazed window to the rear elevation.

First Floor

The first floor landing enjoys carpeted flooring and a hatch providing access to the loft space.
Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation enjoying elevated sea views.
Bedroom two is a spacious single bedroom enjoying carpeted flooring, a storage cupboard and a uPVC double-glazed window to the rear elevation.
The shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a wash hand basin set within a vanity unit and a WC. The shower room further benefits from vinyl flooring, aqua panelled walls and an obscure uPVC double-glazed window to the rear elevation.

Gardens & Grounds

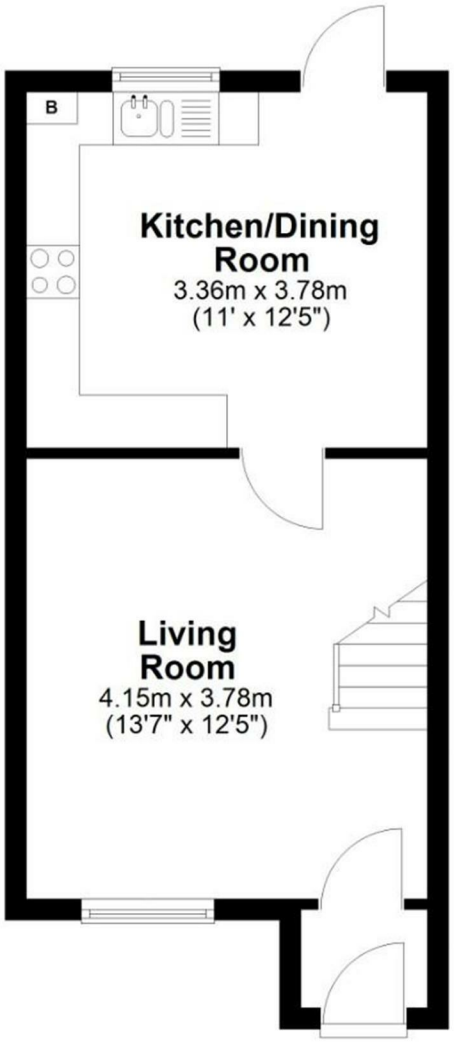
31 Porlock Drive benefits from a low maintenance front garden predominantly laid with chippings with a variety of mature shrubs and borders.
The private and enclosed rear garden is predominantly laid with patio tile providing ample space for outdoor entertaining and dining. The rear garden further benefits from a large wooden shed and a pedestrian gate providing access to off-road parking for several vehicles.

Additional Information

All mains services connected.
Freehold.
Council tax band 'D'.
EPC rating; 'TBC'.

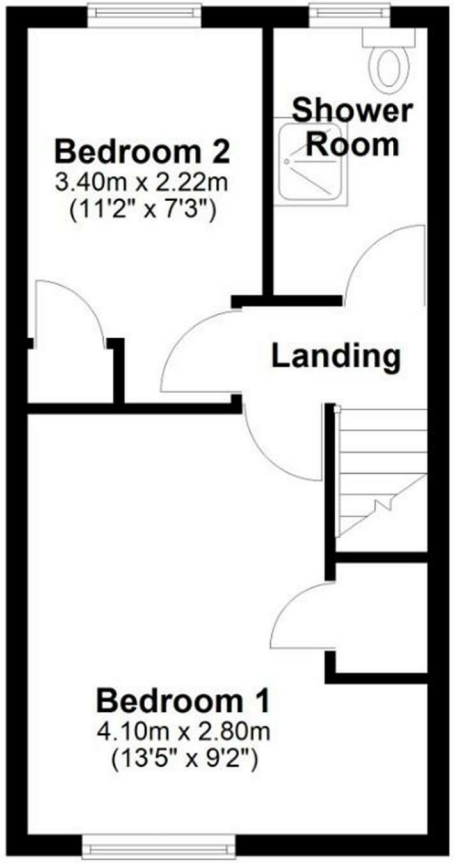
Ground Floor

Approx. 30.0 sq. metres (322.6 sq. feet)

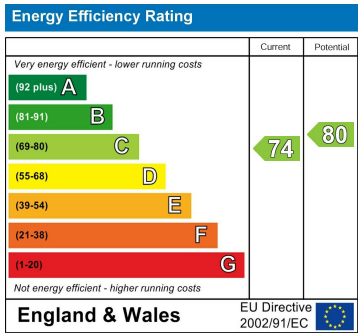


First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Scan to view property

Total area: approx. 58.9 sq. metres (634.0 sq. feet)

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