1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk

15 Highbridge Close, Penarth CF64 5SD
Chain Free £769,950 Freehold

4 BEDS | 1 BATH | 4 RECEPT | EPC RATING D

NO CHAIN Situated in the charming area of Highbridge Close, Sully, Penarth, this delightful detached family home, built in 1965, offers a perfect blend of comfort and luxury. With four generously sized bedrooms, this property is ideal for families seeking space and style.

As you enter, you are welcomed by an inviting atmosphere that flows seamlessly through the three spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the beautifully extended kitchen, which boasts a stunning vaulted living space and the added luxury of underfloor heating, ensuring warmth and comfort throughout the year. The double bi-folding doors connects to the outdoor space creating a great hosting space.

The bespoke family bathroom is designed with elegance in mind, offering a tranquil retreat for all. Outside, the property features parking for up to five vehicles, making it convenient for family and guests alike.

This home is not just a place to live; it is a sanctuary where modern living meets classic charm. With its prime location in Sully, you will enjoy the benefits of a peaceful neighbourhood while being just a short distance from local amenities and the stunning coastline. This property truly represents a wonderful opportunity for those looking to settle in a desirable area.

FRONT

The property is approached via a driveway providing two access points and space for multiple vehicles. Well-maintained flower beds, established shrubs and trees, together with areas of lawn. A patio area provides an ideal space for outdoor seating and entertaining. Gated access leads to the side and rear of the property. The property is entered via a modern composite front door featuring opaque glazing.

ENTRANCE HALLWAY

18'4 x 4'8 (5.59m x 1.42m)

Accessed via a composite front door, the hallway has smoothly plastered ceilings and walls, high-quality herringbone laminate flooring, and a wall-mounted Victorian-style radiator. It provides access to the lounge, sitting room, and WC cloakroom through solid American oak doors.

W.C/CLOAKROOM

8'0 x 3'4 (2.44m x 1.02m)

This room has a smoothly plastered ceiling with inset spotlights, porcelain marble-effect tile walls and flooring, and a slate feature wall. It is fitted with a vanity wash basin, a close-coupled toilet, and a vertical towel rail heater.

SITTING ROOM

16'4" max x 7'5" max (4.98m max x 2.26m max)

Featuring smoothly plastered ceilings and walls, this room has high-quality laminate flooring and a wall-mounted Victorian-style radiator. A UPVC double-glazed bay window overlooks the front of the property. Electric sockets with USB ports.

LOUNGE

18'4" max x 12'2" max (5.59m max x 3.71m max)

Currently used as a gym, this room has plastered walls and high-quality herringbone-style laminate flooring. It features two large UPVC double-glazed windows to the front and side, and wall-mounted Victorian-style radiators. Electric sockets with USB. Double obscure glass American-style oak doors lead to the main living room.

LIVING ROOM

19'0" max x 14'6" max (5.79m max x 4.42m max)

This space has smoothly plastered ceilings and walls, high-quality herringbone laminate flooring, and two UPVC double-glazed windows overlooking the rear. It includes wall-mounted Victorian-style radiators, chrome electric sockets with USB ports, and a UPVC double-glazed sliding patio door that opens to the front patio.

KITCHEN/DINING/LIVING

28'1 x 27'9 (8.56m x 8.46m)

The entire space features high-quality solid oak wood-effect flooring and underfloor heating in the extension. The kitchen area has a smoothly plastered ceiling with inset spotlights, recess lighting, and pendant lighting over the island. The handleless soft-close Wren kitchen includes marble-effect quartz worktops, a matching splashback, and integrated appliances: a five-ring gas hob with an extractor, an electric fan-assisted oven, a microwave grill, a dishwasher, a wine cooler, and integrated bins. There is space for an American-style fridge freezer. The extension boasts a vaulted ceiling with operational inset spotlights and large UPVC double-glazed Velux windows. Complete corner bi-fold doors open to the rear garden. The area offers space for a large dining table and features a media wall and a breakfast bar with seating for four. Electric sockets with USB ports.

UTILITY ROOM

8'0 x 5'8 (2.44m x 1.73m)

This room has a smoothly plastered ceiling with inset spotlights, smoothly plastered walls, and a continuation of the high-quality wood-effect flooring with underfloor heating. It contains a cupboard-enclosed boiler, quartz work surfaces, a composite sink, pull-out base units, and space for a washing machine and tumble dryer.

FIRST FLOOR

LANDING

The first floor features smoothly plastered ceilings and walls, with loft access and fitted carpets. An airing cupboard provides shelved storage. All rooms are accessed via solid American oak doors.

MASTER SUITE

14'7" max x 11'3" max (4.45m max x 3.43m max)

This room has a smoothly plastered ceiling and walls, high-quality fitted laminate flooring, and fitted wardrobes. A UPVC double-glazed window overlooks the rear, and there is a wall-mounted radiator. The room includes a selection of chrome sockets with USB ports.

BEDROOM TWO

19'0" max x 7'9" max (5.79m max x 2.36m max)

This bedroom features a plastered ceiling and walls, fitted carpet, and a wall-mounted radiator. Two UPVC double-glazed windows provide a view of the rear elevation. Electric sockets with USB ports.

BEDROOM THREE

12'1" max x 11'8" max (3.68m max x 3.56m max)

Smoothly plastered ceiling and walls, this room includes fitted carpet, double fitted wardrobes, and a wall-mounted radiator. Electric sockets with USB ports.

BEDROOM FOUR

8'9" max x 8'8" max (2.67m max x 2.64m max)

This room has a smoothly plastered ceiling and walls, fitted carpet, a fitted wardrobe, and a wall-mounted radiator. A UPVC double-glazed window overlooks the side of the property.

FAMILY BATHROOM

14'5" max x 7'6" max (4.39m max x 2.29m max)

The bathroom features a smoothly plastered ceiling with chrome inset spotlights and an extractor fan. The walls are finished with large porcelain marble-effect tiles and a slate-effect textured feature wall, complemented by porcelain tiled flooring with underfloor heating. The suite includes a close-coupled toilet, an oval-shaped freestanding bath with a mixer tap, and a walk-in shower cubicle with Hansgrohe Rainmaker shower and a handheld attachment. It also has a 'his and her' sink unit, mixer taps with storage drawers and a backlit heated mirror. Two obscure glass UPVC double-glazed windows overlook the front and side elevations.

REAR GARDEN

The beautifully landscaped rear garden features a stylish Italian porcelain-tiled patio, complemented by a neatly laid lawn area. Steps rise to a further wrap-around patio, providing ample space for a hot tub, outdoor seating and a dedicated barbecue area. The garden is enhanced by two sets of external spotlights, including lighting positioned beneath the fascia and extending the full length of the rear extension, creating an attractive ambience during the evening. Enjoying excellent privacy from all angles, the garden is a true sun trap and provides an ideal setting for outdoor entertaining and relaxation.

COUNCIL TAX

Council tax band F.

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

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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.

nina estate agents

www.ninaestateagents.co.uk

Company No: 5972152. Registered Office:1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350