

3 Flat Holm Walk

Sully, Vale of Glamorgan, CF64 5WE



Situated in a cul-de-sac location in the Gwel-yr-Ynys development in Sully, this modern four bedroom detached house offers very attractive accommodation - perfect for buyers of all ages and small families alike. The ground floor comprises the entrance hall, sitting room, kitchen / diner, WC and utility room. There are four well-proportioned bedrooms on the first floor, along with two bathrooms - one of which being an en-suite to the master bedroom. The property has good off road parking to the side, a garage and an enclosed garden to the rear. Viewing is strongly advised. EPC: B.

**David
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Your local Estate Agent & Chartered Surveyor

£450,000

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Accommodation

Ground Floor

Hall 6' 4" x 19' 0" (1.94m x 5.8m)

uPVC double glazed front door. LVT flooring, with carpet to the stairs. Wood panelled walls. Central heating radiator with cover. Power points. Under stair storage area and cupboard. Doors to the sitting room, WC and kitchen.

Sitting Room 11' 11" x 14' 4" (3.63m x 4.36m)

Fitted carpet. uPVC double glazed windows to the front with Venetian blinds. Power points and TV point to allow for a wall mounted TV. Central heating radiator.

Kitchen 18' 9" x 11' 0" (5.72m x 3.36m)

A spacious kitchen with central island and sitting area. The fitted kitchen comprises of wall units and base units with laminate work surfaces and tiled splashbacks. Integrated appliances including an electric oven, grill, four burner gas hob, extractor hood, fridge freezer and dishwasher. One and a half bowl stainless steel sink with drainer. Central heating radiator. Recessed lighting throughout. Door to the separate utility room. uPVC double glazed windows and doors to the rear into the garden. Extractor fan. LVT flooring.

Utility Room 5' 8" x 4' 4" (1.72m x 1.33m)

LVT flooring. Fitted base cupboards and work surface to match the kitchen. Power points. Fitted shelving. Recessed lights and extractor fan. Integrated washing machine.

WC 6' 0" x 4' 4" (1.82m x 1.31m)

LVT flooring continued from the hall. WC and pedestal sink. Central heating radiator. Recessed lights and extractor fan.

First Floor

Landing

A spacious landing with fitted carpet and a hatch to the loft space above. Central heating radiator. Power points. Doors to all four bedrooms and the family bathroom.

Bedroom 1 10' 9" x 11' 11" (3.28m x 3.62m)

A double bedroom with fitted wardrobe and en-suite shower room. uPVC double glazed windows to the front with views to the Bristol Channel down Flat Holm walk. Fitted carpet. Central heating radiator. Power points. Fitted roller blind to the window.

En-Suite 4' 10" into recess x 6' 7" (1.48m into recess x 2.01m)

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

Bedroom 2 9' 5" x 11' 7" (2.86m x 3.52m)

A second double bedroom, once again with a fitted wardrobe and this time with a uPVC double glazed windows to the rear. Fitted carpet. Central heating radiator. Power points. Roller blind to the window.

Bedroom 3 9' 2" x 8' 2" plus wardrobe (2.8m x 2.49m plus wardrobe)

Another well-proportioned bedroom with fitted wardrobe. uPVC double glazed windows to the rear. Fitted carpet. Central heating radiator. Power points.

Bedroom 4 7' 9" x 7' 5" (2.37m x 2.25m)

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Roller blind to the window. Power points. Central heating radiator.

Bathroom 6' 6" x 6' 8" (1.98m x 2.03m)

A family bathroom with a suite comprising of a panelled bath with mixer shower and glass screen, a WC and a pedestal sink. Recessed lights and extractor fan. Central heating radiator.

Outside

Front and Side

Area to the front laid to stone chippings and with outside light. Driveway to the side for two to three cars that leads to the garage. Gated access to the rear garden.

Garage

Up and over garage door to the front. Electric light and power points.

Rear Garden

An enclosed rear garden laid to artificial grass. Paved patio and decked area. Gated access to the driveway at the side. Outside power points and light.

Additional Information

Tenure

The property is freehold (CYM822595).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3180.82 for 2026/27.

Approximate Gross Internal Area

1103 sq ft / 102.5 sq m.

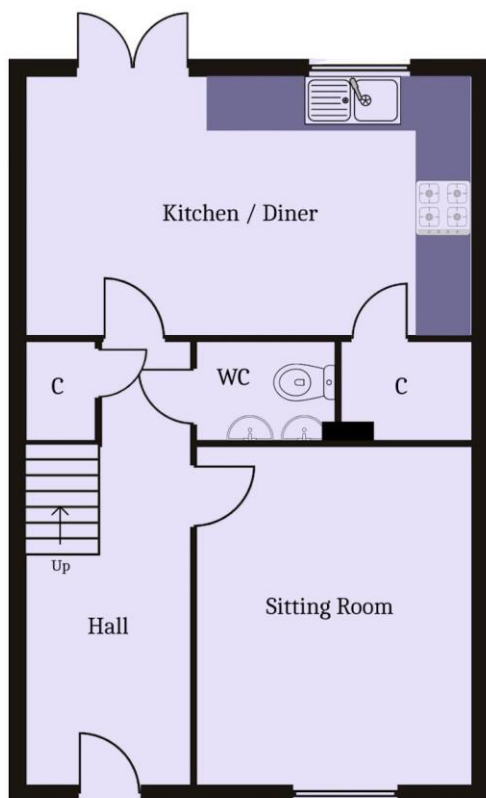
Utilities

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

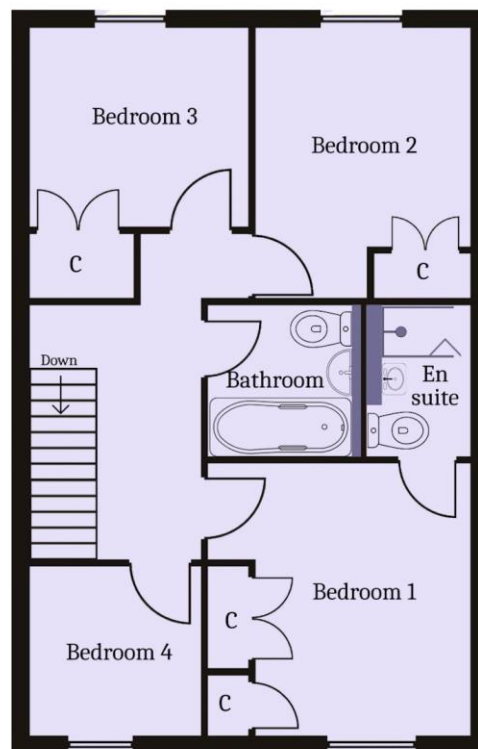
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		95 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

For illustrative purposes
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