

42 Melrose Walk

Sully, Vale of Glamorgan, CF64 5WD



A modern four bedroom detached house located at the end of a quiet cul-de-sac in this popular development in Sully, within easy reach of Sully Primary School, beach, pubs, restaurants and shops. The property is in excellent condition throughout and comprises of the entrance hall, sitting room, kitchen / diner, utility room and WC on the ground floor as well as the four bedrooms and two bathrooms above. The property has excellent off road parking to the side, a detached garage and a private rear garden. Viewing is strongly recommended in order to be able to appreciate all that this property has to offer. EPC: B.

**David
Baker & Co.**

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Accommodation

Ground Floor

Hall 6' 4" x 19' 2" (1.94m x 5.83m)

LVT flooring. Central heating radiator. Under stair cupboard. Composite front door with double glazed panels. Power points. Doors to the sitting room, kitchen and WC.

Sitting Room 11' 11" x 14' 3" (3.63m x 4.35m)

A spacious sitting room with wood effect LVT flooring continued from the hall, and a uPVC double glazed window to the front. Central heating radiator. Power points and TV point. Venetian blind to the windows.

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

Wood effect LVT flooring. WC and pedestal sink. Central heating radiator. Recessed lights and extractor fan. Part tiled walls.

Kitchen / Diner 18' 8" x 10' 11" (5.69m x 3.34m)

LVT flooring continued from the hall. This is a well-proportioned kitchen with good dining space, a utility room and direct access into the garden. The upgraded fitted kitchen comprises of wall units and base units with dark navy blue shaker style doors and wood effect laminate work surfaces and tiled splashbacks. Integrated appliances include an electric oven, grill, four burner gas hob, extractor hood, dishwasher and fridge freezer. Single bowl ceramic sink with drainer. Tall central heating radiator. Power points. Recessed lighting. uPVC double glazed window and double doors to the garden - with the window having a fitted Venetian blind. Door to the utility room.

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

Fitted wall units and base units with laminate work surfaces and shaker style doors to match the kitchen. LVT flooring. Central heating radiator. Power points. Tiled splashbacks. Recessed lights and an extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. A spacious landing area with doors to all bedrooms and the main bathroom. Central heating radiator. Hatch to the loft space. Power points.

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

A double bedroom with en-suite shower room and a uPVC double glazed window to the front with fitted Venetian blind. Fitted carpet. Built-in wardrobes. Central heating radiator. Power points. Door to the en-suite.

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

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

Bedroom 2 9' 3" x 11' 7" (2.81m x 3.53m)

A second double bedroom, this time with a uPVC double glazed window to the rear that overlooks the garden. LVT flooring. Attractive wood panelled walls. Central heating radiator. Power points. Built-in wardrobe. Venetian blind to the window.

Bedroom 3 9' 4" x 8' 4" plus wardrobe (2.85m x 2.53m plus wardrobe)

Fitted carpet. uPVC double glazed window to the rear, with fitted Venetian blind. Central heating radiator. Built-in wardrobe. Power points.

Bedroom 4 7' 9" x 7' 3" (2.37m x 2.22m)

Single bedroom - ideal as a home office and with a uPVC double glazed window to the front. LVT flooring. Central heating radiator. Power points.

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

Tiled floor and part tiled walls. Suite comprising a panelled bath, WC and pedestal sink. Fitted mirror with light. Shaver point. Central heating radiator. Recessed lights and shaver point.

Outside

Front and Side

The property has a lawned front area with an area laid to decorative stone chippings that gives room for potted plants. Outside light and covered porch. There is a driveway to the side with parking for two vehicles comfortably, leading to the garage.

Garage 10' 8" x 20' 1" (3.24m x 6.12m)

A large single garage with a pitched roof that gives potential for loft style storage. Up and over door to the front. Electric light and power points.

Rear Garden

A private, enclosed rear garden with a northerly aspect, laid to lawn and with a patio area off the kitchen bordered by decorative stone chippings. Gated access to the driveway. Outside tap and power points.

Additional Information

Tenure

The property is freehold (CYM814631).

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.

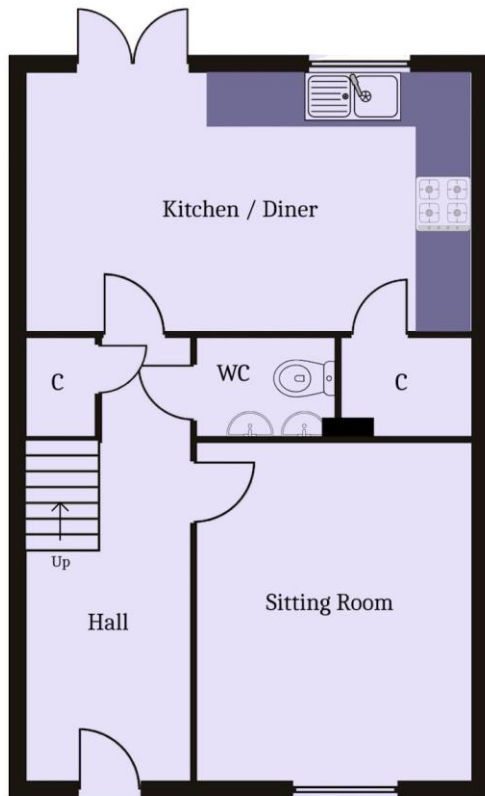
Utilities

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

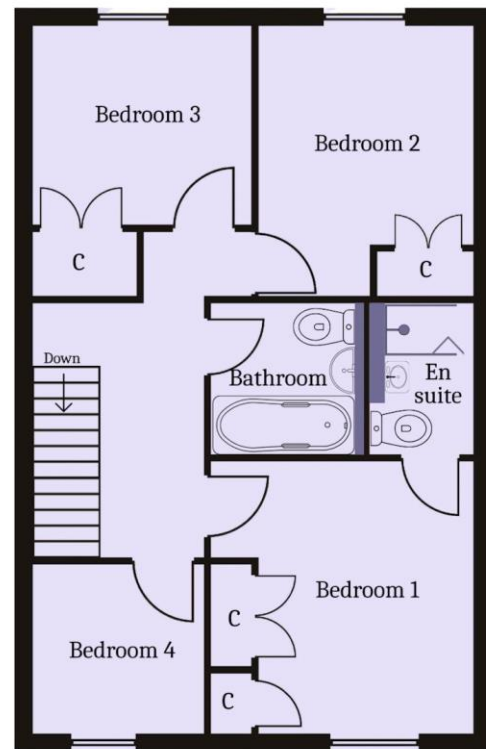
Energy Performance Certificate

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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