



£399,995

24 Flat Holm Walk, Sully

Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Beautifully presented three-bedroom detached family home
- Stylish, modern décor throughout
- Garage and off-road parking for two vehicles
- Located in a desirable and peaceful setting
- In the catchment area for the popular Sully Primary and Stanwell Schools

## Property Description

Botham Williams is delighted to present this rarely available three-bedroom home, situated within the highly sought-after Gŵl yr Ynys development in the picturesque village of Sully. Perfectly positioned in this charming and historic location, Gŵl yr Ynys offers an exceptional lifestyle that blends countryside tranquillity with coastal beauty and convenient city access. Whether you are a couple seeking a welcoming retreat, a growing family requiring additional space, or looking to downsize without compromise, this home provides the ideal setting. Surrounded by the scenic landscapes of the Vale of Glamorgan, residents can enjoy the serenity of village living while being just moments from the seaside charm of Penarth and the vibrant amenities of Cardiff city centre.

## Main Particulars

The Coltford model built by Taylor Wimpey is a versatile family home, perfect for those seeking a bit more space. The property welcomes you with a spacious lounge located off the entrance hallway. The lounge seamlessly leads into the heart of the home, which is a well-appointed kitchen and dining room designed to be the focal point of the house. French doors open directly onto the private rear garden, ideal for indoor-outdoor living and entertaining.

The ground floor also features a convenient guest cloakroom and a large storage cupboard beneath the stairs, ensuring ample storage space.

Upstairs, the master bedroom spans the full width of the property and includes built-in wardrobe space. From the landing, you'll find access to two additional bedrooms, one of which is a comfortable double, and a family bathroom.

### Ground floor

Through the composite front door you enter in to the entranceway which welcomes you with ample space to hang coats and shoes. Leads in to lounge.

### Lounge - 4.25m × 4.22m

Beautifully decorated in a natural, contemporary style, this room features light oak herringbone flooring and a front-facing window that fills the space with natural light. An elegant media wall houses the feature fireplace and TV surround, while stylish wall panelling adds depth and character. The room flows seamlessly through to the modern kitchen and dining area.

### Kitchen/Dining - 5.27m × 4.41m (Max)

This beautifully upgraded shaker-style kitchen combines elegance with functionality, featuring oak-effect laminate worktops and subtle kickboard spotlights that create a warm, inviting ambiance. It includes an integrated oven and dishwasher, induction hob, and a 1.5 stainless steel sink positioned beneath a window overlooking the rear garden. There is ample space for a fridge freezer and a dining table, making it perfect for both everyday family meals and entertaining. French doors open directly onto

the garden, allowing natural light to flood the space, while the stylish light oak herringbone flooring continues seamlessly from the lounge. The room also offers convenient access to a downstairs WC and under-stairs storage.

WC - 2.20m x 1.45m

Stylishly finished with modern vinyl floor tiles, this beautifully decorated cloakroom features a pedestal wash basin, WC, and a sleek wall-mounted radiator.

First floor

Carpeted stairs lead to the first floor landing where you can access all three bedrooms and family bathroom as well as loft space.

Master Bedroom 4.59m x 3.00m (Max)

This spacious, full-width bedroom is beautifully presented, featuring soft carpeting and elegant wall panelling that adds a touch of sophistication. Double built-in wardrobes provide ample storage, while two large rear-facing windows fill the room with natural light and offer lovely views over the garden.

Bedroom 2 - 3.00m x 3.46m

A generously sized double bedroom positioned at the front of the property, featuring soft carpeting, built-in wardrobes for ample storage, and a large window overlooking the front, filling the room with natural light.

Bedroom 3 - 2.20m x 2.13m

A versatile single bedroom, ideal for use as a child's room, home office, or creative space. The room features soft carpeting, a window overlooking the front of the property, and a built-in storage cupboard above the stairs. Stylish wooden wall cladding adds warmth and character to the space.

Bathroom - 2.14m x 1.87m

This contemporary family bathroom features tiled walls and durable vinyl flooring, complete with a pedestal wash basin, WC, and a panelled bath with an overhead shower and sleek shower screen. A wall-mounted chrome towel rail adds a stylish and practical finishing touch.

Outside

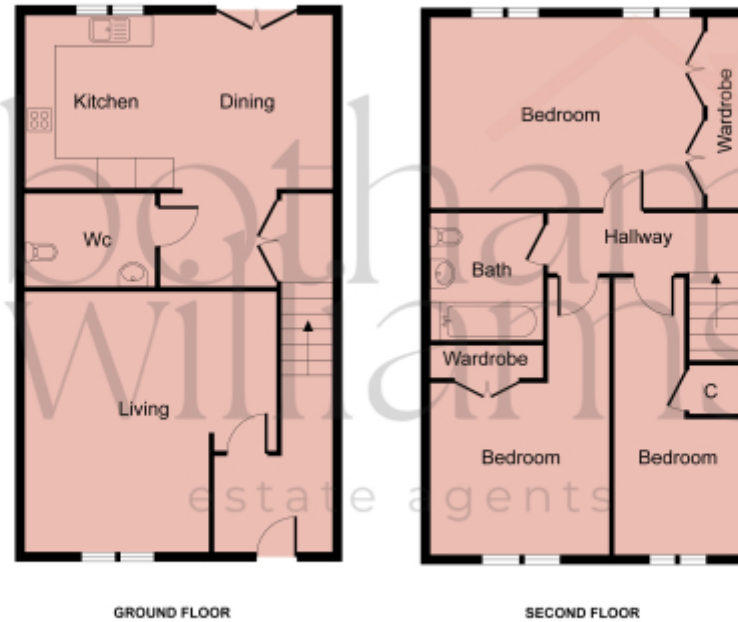
To the front, a welcoming pathway leads to the entrance, flanked by well-maintained lawns and mature shrubs, creating a charming first impression. A driveway to the side provides parking for two vehicles and grants access to the garage, as well as convenient side access to the rear garden. Additionally, a strip of lawn runs the full length of the house, bordered by fencing, offering further outdoor space that belongs exclusively to the property.

To the rear, the property boasts a tiered garden, seamlessly extending from the French doors onto a generous upper patio area, perfect for entertaining and outdoor dining. Steps lead down to a spacious lawn, offering plenty of potential for landscaping, play, or additional garden features.

Garage - 3.17m x 6.12m

This versatile space, accessed directly from the driveway, offers excellent potential for storage or conversion into a home office. It is fitted with electricity and features a convenient up-and-over door.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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