



Grimson Close, Sully, Penarth, CF64 5UX

Welcome to

Grimson Close, Sully, Penarth

****OFFERS INVITED**** Offered with NO CHAIN this detached family home is located in a quiet cul-de-sac in Sully and benefits from a larger than average corner plot. With four bedrooms, en suite, large lounge, separate dining room, driveway, garage and downstairs cloakroom it's not to be missed!

Entrance Hall

Stairs to first floor with storage cupboard under and radiator, doors to the lounge, dining room, kitchen and cloakroom/WC.

Cloakroom

Double glazed window to front, contemporary wash hand basin with mixer tap over set into a vanity unit, WC, tiled splash backs and radiator.

Lounge

19' 5" x 11' 11" (5.92m x 3.63m)

A spacious room with double glazed window to front, further double glazed window to front with deep sill and two radiators.

Dining Room

12' 10" x 10' 3" (3.91m x 3.12m)

Double glazed window to front, serving hatch to kitchen and radiator - this could be knocked into the kitchen to create an open plan living space.

Kitchen/Breakfast Room

12' 9" x 10' 3" (3.89m x 3.12m)

Double glazed window to rear, part double glazed door to rear leading to the rear garden, range of floor and wall mounted kitchen units with complimenting work surfaces, glazed display cases, plate rack, space for breakfast table, wall mounted gas combination boiler (2 years old), one and a half bowl and drainer sink unit with mixer tap over, integrated electric oven with gas hob and cooker hood above, tiled splashbacks, space for fridge/freezer and washing machine.

First Floor Landing

Double glazed window to side, doors to four bedrooms and bathroom, hatch to loft space accessed by ladder

Bedroom 1

12' 3" x 10' 2" (3.73m x 3.10m)

Double glazed window to rear, built out double wardrobes to one wall, radiator and door to en suite.

En Suite

Double glazed window to side, pedestal wash hand basin, wc, shower cubicle with electric shower, part tiled walls and radiator.

Bedroom 2

12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed window to front and radiator.

Bedroom 3

13' 1" x 6' 11" (3.99m x 2.11m)

Double glazed window to rear and radiator.

Bedroom 4

12' 2" x 6' 11" (3.71m x 2.11m)

Double glazed window to front and radiator

Bathroom

9' x 6' 3" (2.74m x 1.91m)

Double glazed window to side, pedestal wash hand basin with mixer tap over, wc, panelled bath with electric shower over, tiled splash backs, radiator and airing cupboard housing hot water tank.

Front Garden

Driveway providing off-road parking which continues down the side of the property and leads to the GARAGE, well stocked maturely planted garden area that could provide more parking if required.

Rear Garden

South-westerly facing, private rear garden laid to lawn with mature hedge boundaries, several fruit trees, timer shed and outside tap. opportunity to extend subject the planning permission.

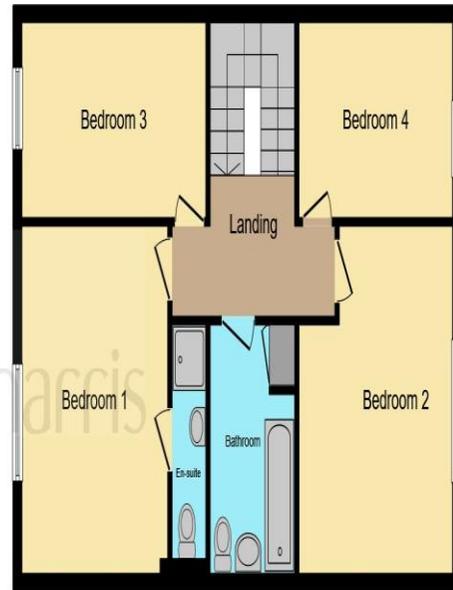
Garage

17' 9" x 8' 11" (5.41m x 2.72m)

Accessed via an up and over door, window to rear and light.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Welcome to

Grimson Close, Sully, Penarth

- Larger than average south westerly garden which could provide excellent potential to extend, subject to the usual planning consents
- Four bedrooms, ensuite and family bathroom to the first floor
- NO CHAIN
- Driveway, GARAGE, double glazing and gas central heating
- Spacious lounge, separate dining room, kitchen and cloakroom/WC to the ground floor

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£425,000

directions to this property:

On entering Sully from the West on the B4267 (Lavernock Road), take the first right hand turn onto Swanbridge Road, pass under a bridge and after passing the new housing estate turn left onto Cog Road. Take the third left onto Conybeare Road and then take the third right onto Grimson Close where the property can be found on the right hand side at the end of the cul-de-sac marked by our For Sale board.

view this property online allenandharris.co.uk/Property/PNR106760



Property Ref:
PNR106760 - 0009

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