

Melrose Walk,

£450,000

- COUNCIL TAX BAND - F
- NO CHAIN
- IN THE HEART OF SULLY - SULLY PRIMARY SCHOOL CATCHMENT
- 4 BED DETATCHED NEW BUILD HOME
- GARAGE AND DRIVEWAY
- EPC Rating: B



4 3 2

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About the property

Situated in the Vale of Glamorgan, Sully offers the best of both worlds - peaceful solace in a rural location and excellent transport links. With the beach nearby and Sully Primary school just under a mile away. The nearby train station makes it a perfect location for commuters.

Accommodation

Entrance Hall

A bright and welcoming entrance hall featuring tiled flooring, stairs rising to the first floor, door leading to Living room area and kitchen / dining area, with access to a convenient ground-floor WC.

Cloakroom

Fitted with a low-level WC and wash hand basin, finished in a modern style.

Living Room

14' 4" max x 13' 3" max (4.37m max x 4.04m max)

A well-proportioned living room positioned to the front of the property, offering a comfortable and versatile space for relaxation with ample room for a range of furniture.

Kitchen / Dinning Area

18' 9" max x 11' max (5.71m max x 3.35m max)

An impressive open-plan kitchen, dining and family area, ideal for modern living and entertaining. The kitchen is fitted with wall and base units, integrated appliances and generous worktop space. The dining and family area provide flexibility for everyday living, with

ntern









French doors opening onto the rear garden allowing plenty of natural light.

Utility

5' 7" x 4' 3" (1.70m x 1.30m)

A useful utility room providing additional storage with space and plumbing for appliances

Landing

Spacious landing giving access to all bedrooms and the family bathroom, with acsess to loft

Bedroom 1

10' 9" max x 11' 10" max (3.28m max x 3.61m max)

A double bedroom benefiting from a modern en-suite shower room, benefiting from excellent natural light and fitted bedroom storage.

En Suite

Comprising a walk-in shower, low-level WC and wash hand basin, finished with contemporary tiling, spotlights and fittings.

Bedroom 2

9' 3" x 11' 6" (2.82m x 3.51m)

A well-sized double bedroom overlooking the rear aspect, with fitted storage

Bedroom 3 9' 3" x 8' 2" max (2.82m x 2.49m max)

Another good-sized bedroom overlooking the rear aspect, with fitted storage, offering flexible use as a bedroom or home office.

Bedroom 4 7' 3" x 7' 9" max (2.21m x 2.36m max)

A versatile fourth bedroom, perfect as a child's room, nursery or study.

Family Bathroom

Modern family bathroom fitted with a double wal - in shower, low-level WC and wash hand basin, finished to a high standard with coordinating tiling and spotlights.

Front Garden low-maintenance outdoor space, stepping onto drivway with planted shrubs.

Rear Garden A generous rear garden designed with families in mind, featuring a level lawn, patio seating area with HotTub and fenced boundaries, providing both privacy and practicality for everyday use.

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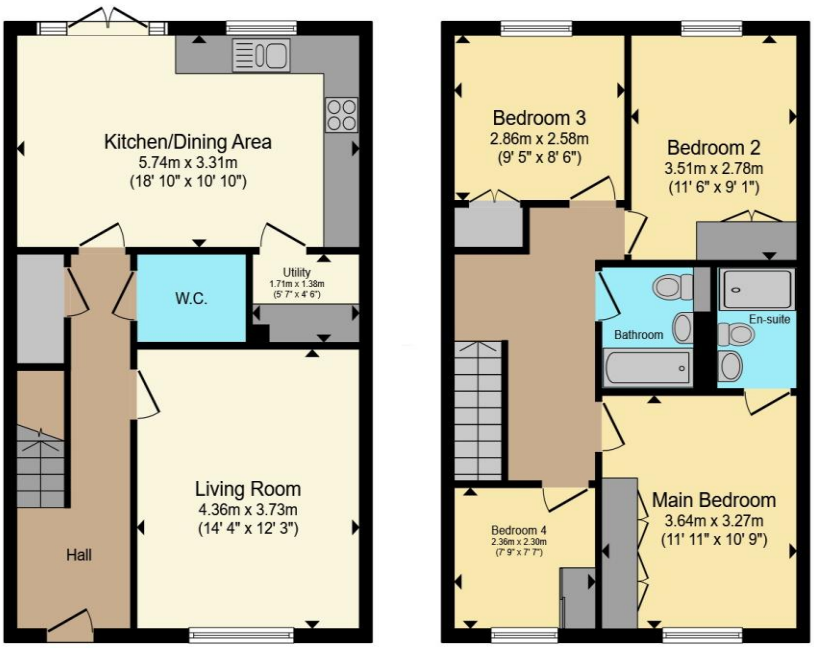
Floorplan



Total floor area 106.2 m² (1,143 sq.ft.) approx

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