



Melrose, Swanbridge Road
Sully, Penarth, CF64 5UF





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£399,950 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

Watts & Morgan are delighted to market this three bedroom semi-detached property enjoying spectacular countryside views. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. In need of modernisation and offering huge potential for extension (subject to any appropriate permissions). Accommodation briefly comprises: entrance hall, living room, sitting room, kitchen and utility space. First floor landing, three spacious double bedrooms and a family bathroom. Externally the property benefits from a driveway providing off-road parking and beautifully landscaped front, large side and rear gardens. Being sold with no onward chain. EPC Rating: "TBC"

Directions

- Penarth Town Centre 3.3 miles
 - Cardiff City Centre 5.5 miles
 - M4 (J33) 9.3 miles
-

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Summary of Accommodation

GROUND FLOOR

Entered via an obscured glazed uPVC door into a hallway benefiting from carpeted flooring and a carpeted staircase leading to the first-floor landing.

The living room located to the front of the property benefits from carpeted flooring and a double-glazed uPVC window to the front elevation enjoying superb countryside views.

The rear sitting room benefits from carpeted flooring, an understairs storage cupboard and a large uPVC double glazed window to the side elevation.

The kitchen has been fitted with a range of base and wall units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl flooring, a uPVC double glazed window to the side elevation, a pantry cupboard provides ample storage and houses a wall mounted 'Worcester' boiler.

The lean-to utility space located off the kitchen provides ample space for storage and benefits from a single glazed obscured window and door to the rear elevation.

FIRST FLOOR

The first floor landing benefits from carpeted flooring and a loft hatch providing access to the loft space.

Bedroom one is a generously sized double bedroom benefiting from carpeted flooring and a double glazed uPVC window to the front elevation providing spectacular elevated countryside views.

Bedroom two enjoys carpeted flooring and a uPVC double glazed window to the side elevation. A door leads through into bedroom three which is a versatile space and enjoys carpeted flooring and a uPVC double glazed window to the side elevation.

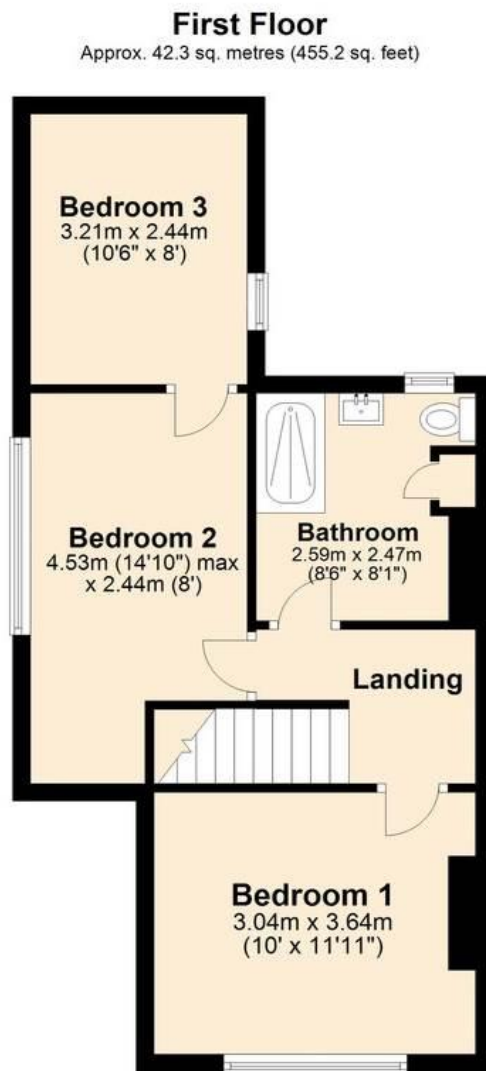
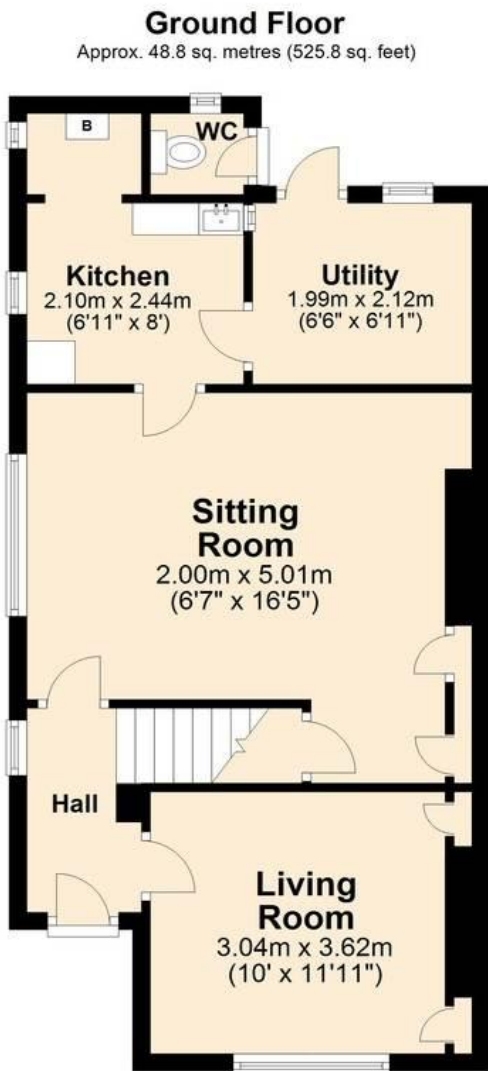
The family bathroom has been fitted with a 3-piece white suite comprising: a walk-in shower cubicle with an electric shower over, a pedestal wash-hand basin and a WC. The bathroom further benefits from vinyl flooring, a recessed storage cupboard and a double-glazed uPVC window to the rear elevation.

GARDENS AND GROUNDS

Melrose is approached off Swanbridge Road onto a driveway providing parking for two vehicles. The spacious garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders.

SERVICES AND TENURE

LPG gas central heating with tank located to the side elevation. Mains water, sewerage and electric connected. Freehold.



Total area: approx. 91.1 sq. metres (981.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



AWAITING EPC GRAPH.



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