

Melrose Walk,
Sully, Penarth, CF64 5WD



Estate Agents and
Chartered Surveyors

Asking Price Of

£485,000



Detached House



Property Description

**** BEAUTIFUL FOUR BEDROOM DETACHED HOUSE WITH GARAGE **** An immaculately presented four bedroom detached family home, located in a desirable location. The accommodation briefly comprises: entrance hall, cloakroom, lounge, large kitchen / diner. To the first floor there are four bedrooms, including principal bedroom one with en-suite shower room, separate family bathroom with shower. Gas central heating, double glazing, fitted shutters to some primary windows. Spacious, sunny landscaped rear garden with patios and lawn. Driveway leading to the garage. Purchased off plan and includes £15,000 worth of extras. EPC Rating: B **VIEWING RECOMMENDED. **NO CHAIN****

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,385 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE

Entered via private driveway leading to front door with shrubs and lawn to side. Access to garage and pathway with gated access to rear.

HALLWAY

Entered via wooden panelled door with obscured glass. Wooden laminate flooring. Radiator. PowerPoints. Stairs to first floor. Doors to lounge, cloakroom and kitchen/diner.

LOUNGE

13' 3" x 13' 10" (4.06m x 4.22m)
uPVC double glazed bay window to front aspect and uPVC double glazed window to side aspect. Wooden laminate flooring. Pendant light fitting. Wall mounted heating system. Two radiators. PowerPoints and TV point.

KITCHEN/DINER

21' 4" x 12' 7" (6.51m x 3.85m)
uPVC double glazed window to rear aspect, plus uPVC double glazed patio doors to rear garden and patio area. A modern fitted kitchen with a range of base and eye level units incorporating one and a half stainless steel sink unit with drainer, mixer tap and complementary work surfaces. Integrated double electric oven, induction hob and extractor hood over. Integrated fridge, freezer and dishwasher. Laundry cupboard with space for washing machine and tumble dryer. Space for table, chairs and additional seating. Radiator. Spotlights and pendant light fitting.

DOWNSTAIRS WC

White suite comprising: Low level wc and pedestal wash hand basin with tiled splashback. Partly tiled walls. Laminate wooden flooring. Spotlights. Radiator.

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FIRST FLOOR

FIRST FLOOR LANDING

uPVC double glazed window to side aspect. Radiator. PowerPoints. Carpet. Doors to four bedrooms, storage cupboard and bathroom.

BEDROOM ONE

11' 0" x 13' 10" (3.37m x 4.24m)

uPVC double glazed window to front aspect. Fitted wardrobes with hanging and shelf space. Storage cupboard. Carpet. Spotlights and pendant light fitting. Radiator. PowerPoints. Door to ensuite.

ENSUITE

uPVC obscure double glazed window to front. Low level wc. Pedestal wash hand basin. Walk in mains shower. Partly tiled walls. Tiled floor. Radiator. Shaver point. Spotlights. Extractor fan.

BEDROOM TWO

13' 5" x 9' 3" (4.11m x 2.83m)

uPVC double glazed window to front. Fitted wardrobes with hanging and shelf space. Carpet. Spotlights. Radiator. PowerPoints.

BEDROOM THREE

11' 3" x 10' 9" (3.44m x 3.28m)

uPVC double glazed window to rear. Fitted wardrobes with hanging and shelf space. Carpet. Spotlights. Radiator. PowerPoints.

BEDROOM FOUR

8' 8" x 9' 3" (2.65m x 2.83m)

uPVC double glazed window to rear. Carpet. Spotlights. Radiator. PowerPoints.

BATHROOM

uPVC obscure double glazed window to rear. Low level wc, pedestal wash hand basin and panelled bath with mains shower over and glass shower screen. Partly tiled walls. Tiled floor. Heated towel rail. Shaver point. Spotlights.

OUTSIDE

REAR GARDEN

An enclosed South facing rear garden with lawn and paved patio area. Outside tap and lighting. Side gate to driveway and garage.

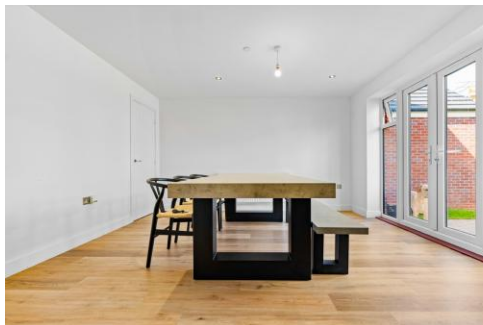
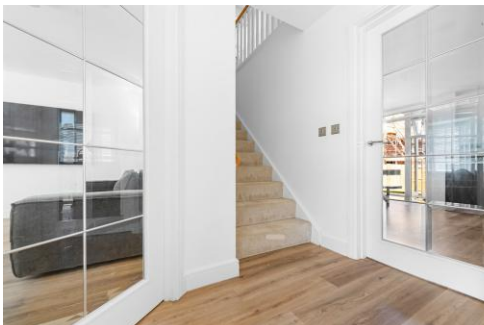
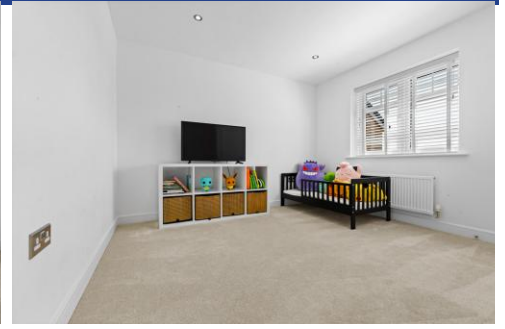
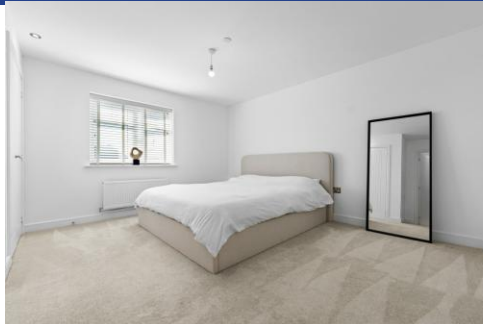
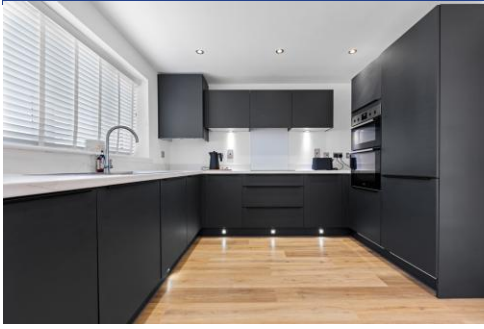
GARAGE

A single garage with up and over door. Power and lighting.

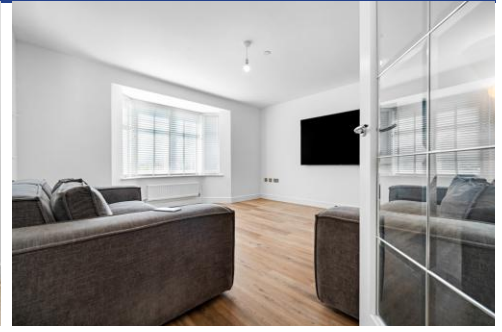
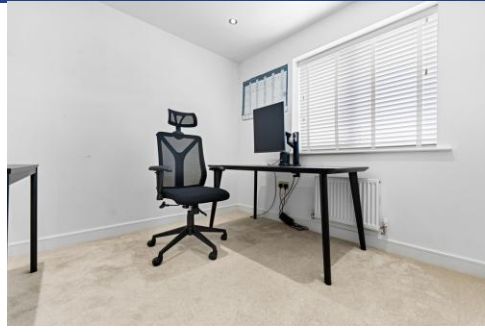
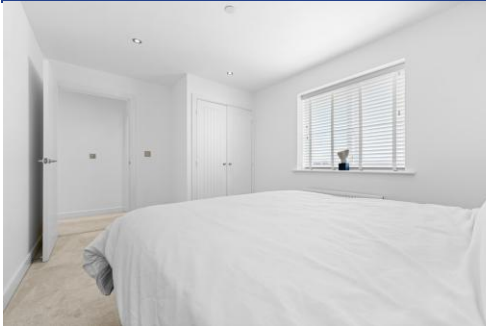
TENURE

MGY are advised that the property is FREEHOLD.

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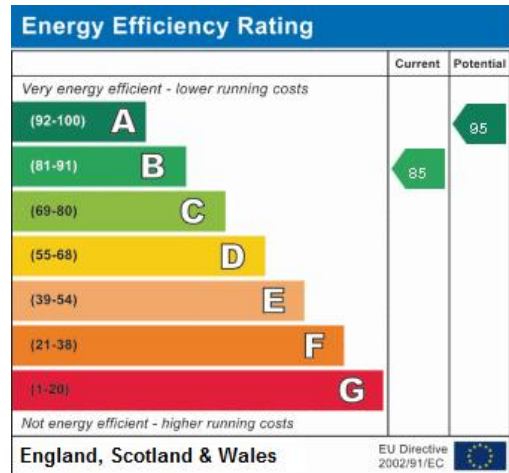
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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