



12 Stradling Close
Sully, CF64 5HU

Watts
& Morgan



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£555,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A substantial and versatile, five bedroom detached dormer bungalow located at the end of a quiet cul-de-sac. Situated in the ever popular village of Sully and conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance hall, spacious living room, sitting room, kitchen/breakfast room, two ground floor bedrooms and a shower room. First floor landing, spacious primary bedroom with walk-in wardrobe, en-suite and access to a balcony, two further double bedrooms and a family bathroom. Externally the property benefits from a large driveway providing off-road parking, beautifully landscaped front and South facing rear garden.

Directions

Penarth Town Centre – 4.1 miles

Cardiff City Centre – 6.5 miles

M4 Motorway – 8.8 miles

Your local office: Penarth

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Ground Floor

Entered via a partially glazed uPVC door with double-glazed side panels into a large, welcoming hallway benefitting from carpeted flooring, decorative cornice detailing and a carpeted staircase leading to the first floor with an understairs storage cupboard.

The large, versatile living room enjoys carpeted flooring, two ceiling roses, decorative cornice detailing, a dual fuel burner, a uPVC double-glazed window to the front elevation and two sets of uPVC double-glazed French doors providing access to the rear garden.

The sitting room enjoys laminate wood flooring and a set of uPVC double-glazed French doors to the rear elevation. The kitchen has been fitted with a range of wall and base units with wooden work surfaces. Integral appliances to remain include; an electric oven, a 4-ring gas hob with an extractor fan over, a dishwasher and a washing machine. Space has been provided for freestanding white goods. The kitchen further benefits from wood effect vinyl flooring, partially tiled walls/splash-back, a cupboard housing the wall-mounted 'Ideal' boiler, a stainless steel sink with a mixer tap over, a uPVC double-glazed window to the side elevation, a partially glazed uPVC door providing access to the side return and a set of uPVC double-glazed French doors providing further access to the garden.

Bedroom four benefits from carpeted flooring, ceiling spotlights and a uPVC double-glazed window to the front elevation.

Bedroom five/study is another versatile space benefitting from laminate flooring and a uPVC double-glazed window to the front elevation.

The ground floor shower room has been fitted with a 3-piece white suite comprising; a shower cubicle with an electric shower over and a wash hand basin and WC set within a vanity unit. The shower room further benefits from tiled flooring, partially tiled walls/splash-back, recessed ceiling spotlights and an obscure uPVC double-glazed window to the side elevation.



First Floor

The first floor landing benefits from carpeted flooring, a hatch providing access to eaves storage and two double-glazed roof lights.

Bedroom one is a spacious double bedroom benefitting from wood effect laminate flooring, a large walk-in wardrobe, a hatch providing access to loft space, a double-glazed roof light, a uPVC double-glazed window to the rear elevation and a partially glazed uPVC door providing access to a balcony. The en-suite has been fitted with a 2-piece white suite comprising; a shower cubicle with an electric shower over and a pedestal wash hand basin. The en-suite further benefits from tiled flooring, wood clad walls and a hatch providing further access to eaves storage.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of recessed fitted wardrobes, a hatch providing further access to loft space and three hatches providing access to eaves storage; one of which housing the hot water cylinder.



Total area: approx. 213.0 sq. metres (2293.2 sq. feet)

Bedroom three is another double bedroom benefitting from carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double-glazed window to the rear elevation.

The family bathroom has been fitted with a 4-piece white suite comprising; a panelled bath with a handheld shower attachment, a large walk-in shower cubicle with an electric rainfall shower over, double wash hand basins set within a vanity unit and a WC. The bathroom further benefits from wood effect laminate flooring, partially tiled walls, recessed ceiling spotlights and a double-glazed roof light.

Garden & Grounds

12 Stradling Close is approached off the road onto a large driveway predominantly laid with chippings providing off-road parking for several vehicles.

The front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

The private and enclosed, South facing rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. Multiple patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a large wooden shed.

Additional Information

All mains services connected.
Freehold.
Council tax band 'F'.
EPC rating 'TBC'.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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