



Melrose Walk

£365,000

- COUNCIL TAX BAND - F
- DETACHED
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES
- SULLY PRIMARY SCHOOL CATCHMENT
- EPC Rating: B



 3  1  1



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.

Lounge

16' 8" max x 10' 8" max (5.08m max x 3.25m 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

15' 11" max x 9' 7" max (4.85m max x 2.92m 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



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

Landing

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

Bedroom One

12' 6" max x 10' 1" max (3.81m max x 3.07m 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 Two

9' 8" max x 9' 4" max (2.95m max x 2.84m max)

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

Bedroom Three

9' 8" max x 7' max (2.95m max x 2.13m max)

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

Bathroom

Modern family bathroom fitted! WC and wash hand basin, finished to a high standard with coordinating tiling and spotlights.

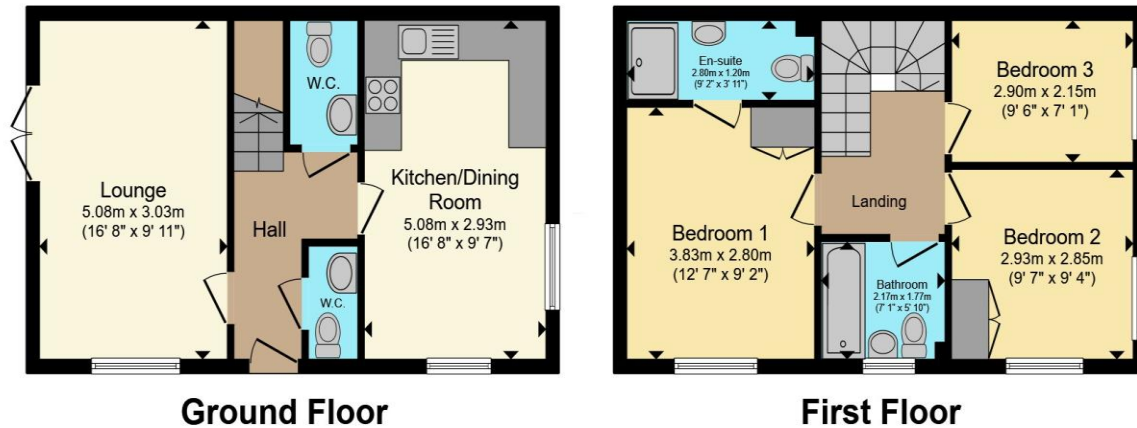
Rear Garden

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

Driveway

driveway providing ample off-road parking for multiple vehicles.

Floorplan



Total floor area 82.9 m² (892 sq.ft.) approx

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