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CARDIFF

VALE

CAERPHILLY

BRISTOL



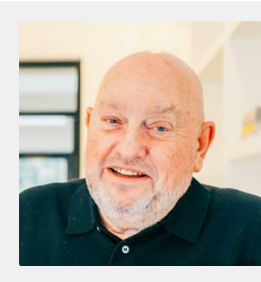
Flat Holm Walk

SULLY



Gwel Yr Ynys has been perfectly sited for walking distance to the beach with its excellent walks along the heritage coastline. Living in Sully you have the 2 convenience shops, Doctors Surgery, pub plus other places to wine & dine. Living in a village is definitely a lot more relaxing than in a town. You could not wish to live in a better place than Gwel Yr Ynys.

Comments by Mr Jeff Hopkins



Property Specialist
Mr Jeff Hopkins
Valuer

jeff@jeffreycross.co.uk



This has been a perfect home for us over the past few years as it's been a joy living in a property with no real maintenance issues. We've enjoyed waking up to see the sun rise in front of us and its been an incredibly quiet place to call home.

Comments by the Homeowner





Flat Holm Walk

Sully, Penarth, CF64 5WE

£499,950



4 Bedroom(s)



2 Bathroom(s)



1367.00 sq ft



Contact our
Penarth Branch

02920415161

Gwel Yr Ynys (Glimpse of the Sea) is a modern development by Taylor Wimpey Homes located on the fringe of the charming seaside village of Sully. Nestled in between the two towns of Penarth & Barry. This detached house of traditional build has a generous enclosed rear garden and comprises well presented accommodation comprising of a welcoming entrance hall, cloakroom/wc, spacious bay fronted lounge, impressive fitted kitchen with built in appliances, open plan to dining room and living space with twin doors opening to the rear garden. To the first floor there are 4 double bedrooms - 3 with built in wardrobes plus stylish en suite shower room to the principal bedroom, plus a the family bathroom. Complimented with upvc double glazing and gas central heating. To the side a drive with off road parking and a single garage. Catchment for the popular Sully Primary and Stanwell Secondary Schools with free transport to Stanwell. Viewing highly recommended.

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Entrance hall	Outside
Cloakroom/W.C	Open frontage with parking for two cars leading to the single garage. To the rear is a good size enclosed garden laid to lawn with a decked patio area.
Lounge 15'4 into bay x 13'2	Garage 20'3" x 9'8" (6.17m x 2.95m)
Kitchen/dining room 21'3" x 12'6" max (6.48m x 3.81m max)	
First floor landing	
Bedroom 1 14'0 max x 13'2 max (4.27m max x 4.01m max)	
En-suite shower room/W.C	
Bedroom 2 13'5" max x 10" (4.09m max x 3.05m)	
Bedroom 3 13'5 max x 9'5" (4.09m max x 2.87m)	
Bedroom 4 9'3" x 8'7" (2.82m x 2.62m)	
Bathroom	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	94
(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

