



FLAT HOLM WALK





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, CF64 5WE - OFFERS IN EXCESS OF £450,000



4 bedroom(s)



2 bathroom(s)



1367.03 sq ft

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 2 towns of Penarth & Barry.

The Manford is a double fronted detached house of traditional build. For sale with an early completion. Boasting a generous enclosed rear garden - Westerly facing and landscaped to include 2 patios and large artificial lawn.

The accommodation briefly comprises a welcoming entrance hall, utility/cloakroom/wc with integrated washing machine, spacious lounge with twin doors to an impressive 26' kitchen with dining and living space - fully integrated to include fridge, freezer, dishwasher plus built in double oven, hob & hood, lastly the study completes the accommodation on the ground floor. To the first floor there are 4 double bedrooms - 3 with built in wardrobes plus stylish en suite shower room to the master plus the family bathroom.

Complimented with upvc double glazing and gas central heating. To the side a drive with off road parking for 2 cars and a single garage.

Catchment for the popular Sully Primary and Stanwell Secondary Schools with free transport to Stanwell.

Viewing highly recommended.

PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator







Energy Efficiency Rating

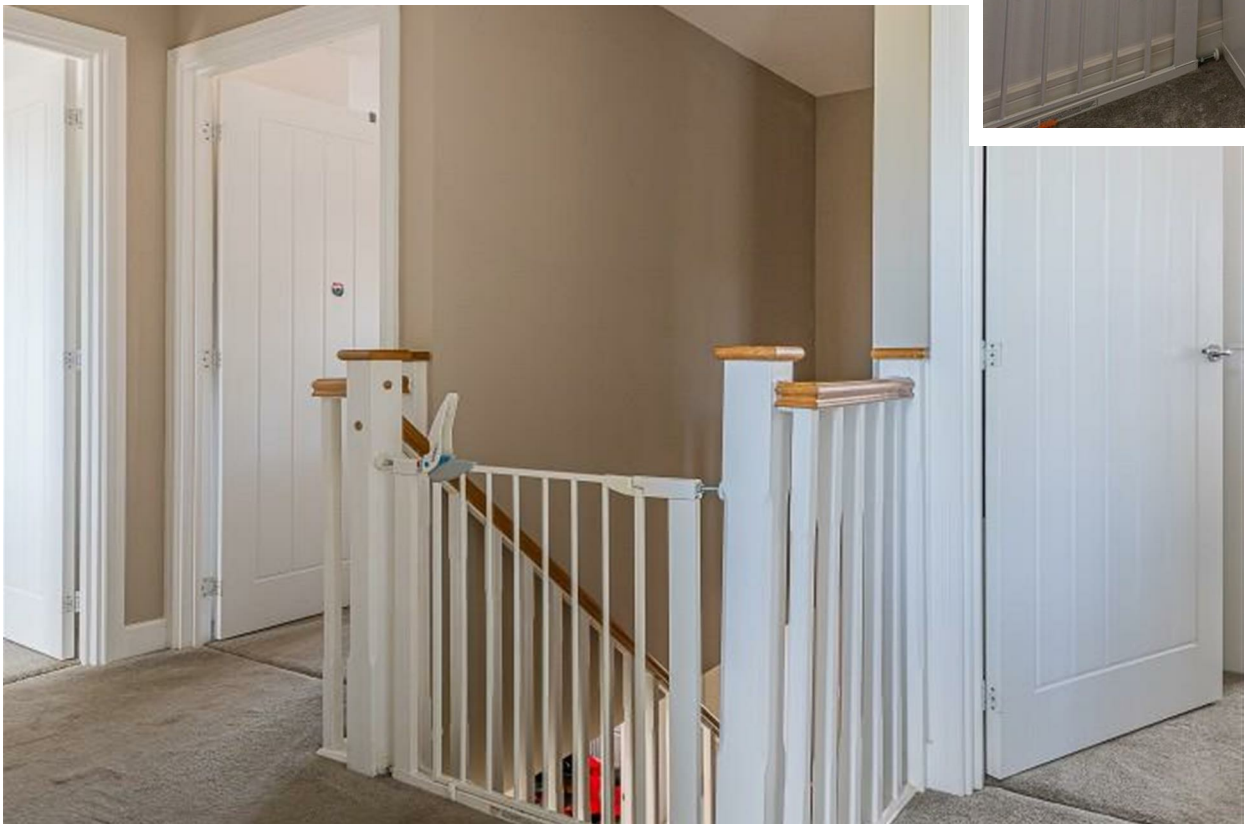
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

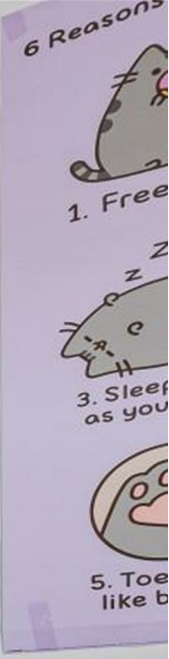
















ENTRANCE HALL

Enter via a upvc door into a spacious and welcoming entrance hall, allowing access to all rooms, stairs rise to the first floor with a generous cupboard beneath, built in meter cupboard, tiled flooring, telephone point.

UTILITY/CLOAKROOM

2.06m x 1.63m (6'9" x 5'4")

With fitted base units and round edge worktop with an inset china wash hand basin, integrated washing machine, close coupled wc, extractor fan, tiled floor.

LOUNGE

5.41m into bay x 3.84m (17'9" into bay x 12'7")

Spacious main living room, bay window to front, TV point, twin doors leading into the kitchen.

STUDY

2.57m x 2.06m (8'5" x 6'9")

Useful reception room, window to front.

KITCHEN DINING ROOM

8.08m max x 3.20m max (26'6" max x 10'6" max)

Impressively large room combining the kitchen with dining and living areas, kitchen extensively fitted with a range of modern wall and base units with round edge worktop and inset stainless steel one & half

bowl sink & drainer with mixer tap, integrated fridge, freezer, dishwasher plus built in double oven, hob & cooker hood, concealed gas boiler to the corner, window to rear plus French doors with side glazed panels leading into the garden, tiled flooring.

FIRST FLOOR LANDING

Spacious landing leading to all rooms, access to the loft, linen cupboard.

BEDROOM 1

3.84m max x 3.71m (12'7" max x 12'2")

Master double bedroom, window to front, built in double wardrobe.

EN SUITE SHOWER ROOM

Fitted modern suite comprising a tiled double cubicle with glass surround, pedestal wash hand basin and close coupled wc, window to front, tiled surround, heated chrome towel rail, twin shaver point, extractor fan.

BEDROOM 2

4.01m x 3.10m (13'2" x 10'2")

Double bedroom, window to front, built in double wardrobe.

BEDROOM 3

3.61m x (11'10" x)

Double bedroom, window to rear, built in double wardrobe.

BEDROOM 4

3.23m x 2.74m (10'7" x 9')

Double bedroom, window to rear.

BATHROOM

Fitted modern suite comprising a panel bath with tiled surround, pedestal wash hand basin and close coupled wc, window to rear, tiled surround, heated chrome towel rail, twin shaver point, extractor fan.

GARDEN

Open frontage - Cotswold stone chippings, exterior light, side drive leading to the garage and allowing off road parking for 2 cars, gated access into a large enclosed Westerly facing garden - feather edge fenced, full width patio with path to a second paved patio behind the garden, centrally laid quality artificial lawn, outside tap, exterior light.

GARAGE

Single garage - brick built and semi detached, up & over door allowing access, light & power, storage within the roof.

INFORMATION

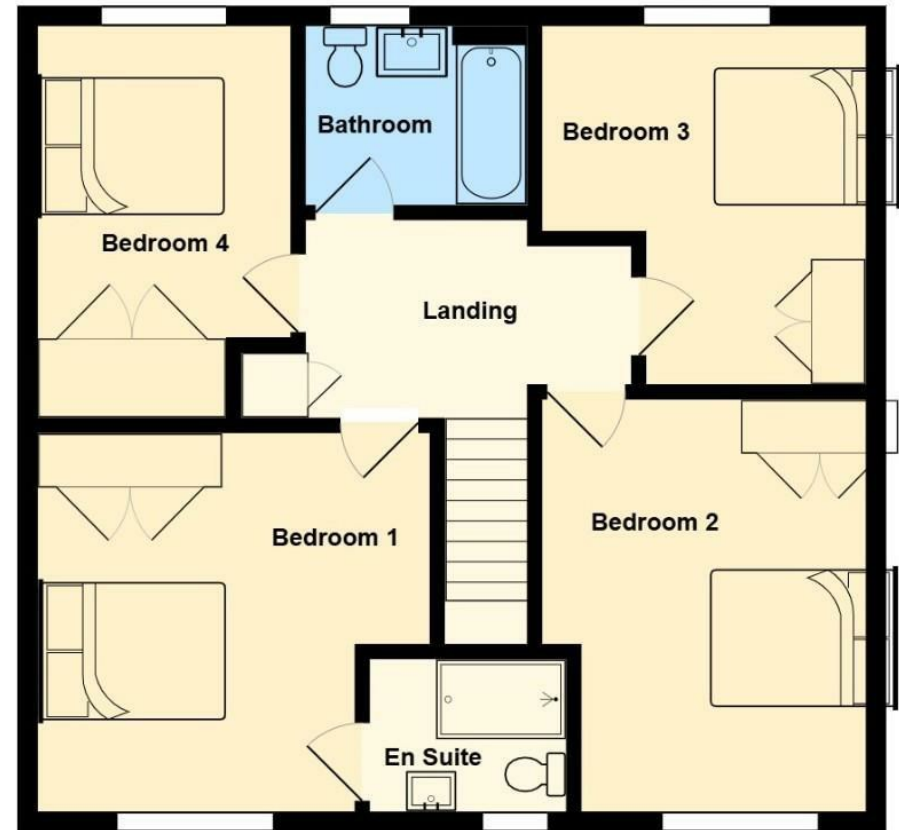
We believe the property is Freehold.

Council Banding - Band F £3,068.02 (2025-2026)

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 Paul Davies





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Jeffrey Ross