

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



FLAT HOLM WALK  
SULLY





#### ENTRANCE HALL

#### CLOAKROOM/W.C

#### LOUNGE

15'4 into bay x 13'2

#### KITCHEN/DINING ROOM

6.48m x 3.81m max (21'3" x 12'6" max)

#### FIRST FLOOR LANDING

#### BEDROOM 1

4.27m max x 4.01m max (14'0 max x 13'2 max)

#### EN-SUITE SHOWER ROOM/W.C

#### BEDROOM 2

4.09m max x 3.05m (13'5" max x 10'")

#### BEDROOM 3

4.09m max x 2.87m (13'5 max x 9'5'")

#### BEDROOM 4

2.82m x 2.62m (9'3" x 8'7'")

#### BATHROOM

#### OUTSIDE

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.

#### GARAGE

6.17m x 2.95m (20'3" x 9'8'")










## FLAT HOLM WALK

SULLY, CF64 5WE - £499,950

 4 Bedroom(s)
  2 Bathroom(s)
  1367.00 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 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.

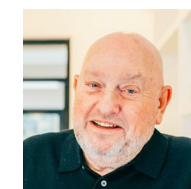
Catchment for the popular Sully Primary and Stanwell Secondary Schools with free transport to Stanwell.

Viewing highly recommended.

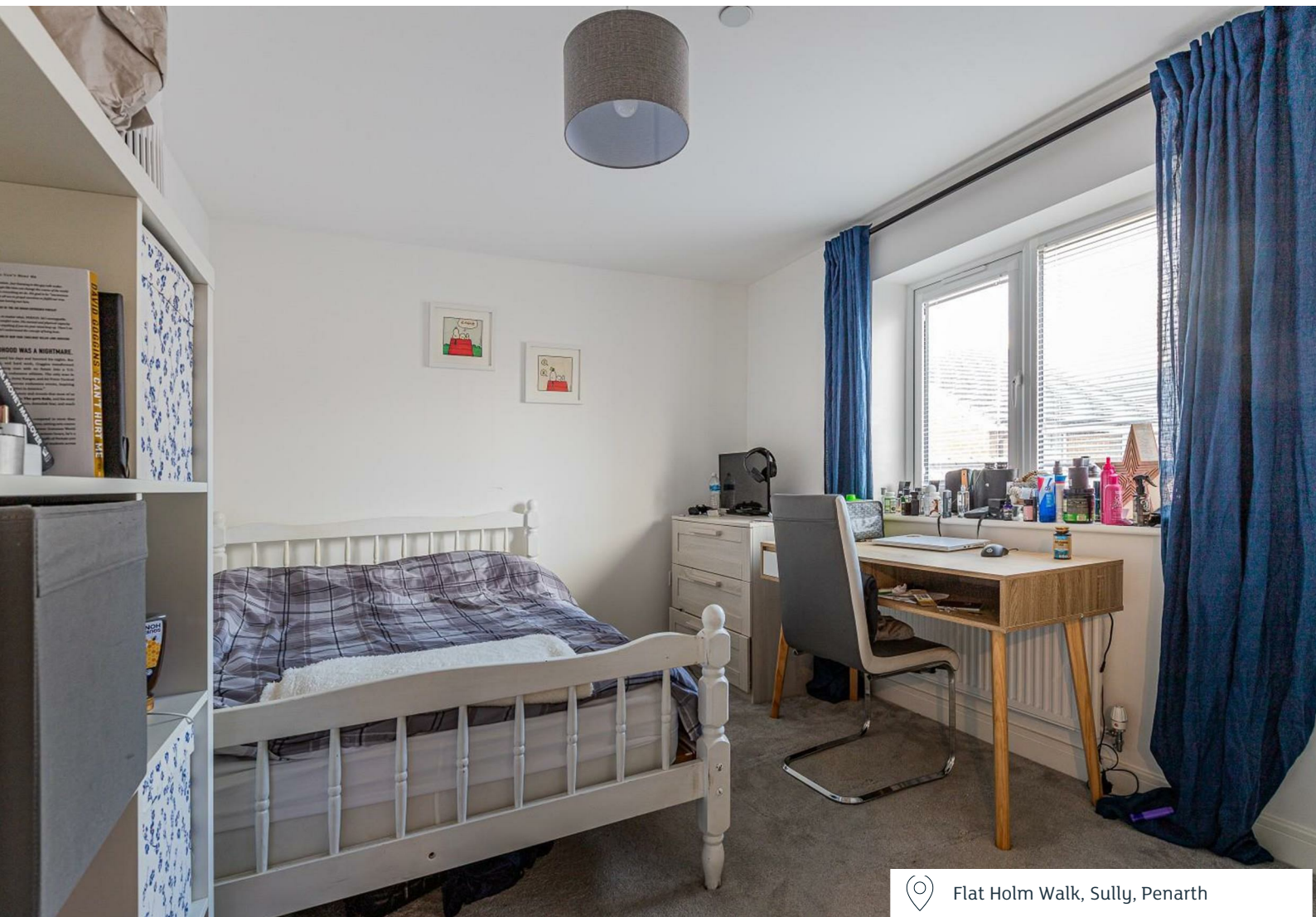


### PROPERTY SPECIALIST

Mr Jeff Hopkins  
[jeff@jeffregross.co.uk](mailto:jeff@jeffregross.co.uk)  
 02920 499680  
 Valuer







Flat Holm Walk, Sully, Penarth

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 