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7 Steep Holm Walk, Sully CF64 5WH £247,500 Freehold

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING B

Nestled in the highly sought-after development of Gwel Yr Ynys on Cog Road in Sully, this beautifully presented Two bedroom end-terrace house offers a perfect blend of modern living and coastal charm. Built by Taylor Wimpey in 2022, this property boasts a spacious layout that is ideal for both first time buyers and professionals alike.

Upon entering, you are welcomed into a generous open plan living / kitchen that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The house features two well-proportioned bedrooms, ensuring ample space for comfortable living. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the enclosed rear garden, with sandstone patio and a laid to lawn. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting. Additionally, the first floor offers delightful channel views, adding to the appeal of this lovely home.

For those with vehicles, the property includes parking for one vehicle, providing convenience and ease of access. The overall spaciousness of the house, combined with its modern finishes and prime location, makes it an exceptional opportunity for anyone looking to settle in this picturesque area.

In summary, this end-terrace house on Steep Holm Walk is a remarkable find, offering contemporary living in a desirable location. With its attractive features and proximity to local amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this stunning property your new home.



FRONT

Driveway, Sandstone paved pathway leading to a composite front door. Laid decorative chippings. Side access to rear.

Entrance Hallway

4'01 x 5'04 (1.24m x 1.63m)

Smoothly plastered ceiling, smoothly plastered walls. Oak Vanier flooring. Composite front door with obscured glass insert. Wood panelled door leading to kitchen / living area, Further wood panelled door leading to a W.C Cloakroom. Access to storage housing wall mounted combination boiler also space for washing machine with necessary services.

LIVING / KITCHEN

13'01 x 17'11 (3.99m x 5.46m)

Kitchen

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Oak veneer flooring. Modern fitted kitchen comprising of wall and base units. Wood Laminate worktops and up stands. Integrated four ring gas hob, with stainless steel splashback, Integrated oven. Stainless steel 1/12 bowl sink. Space for fridge/freezer. Through opening to living room.

Living Room

Smoothly plastered ceiling, smoothly plastered walls. Oak veneer flooring. Wall mounted radiator. UPVC double glazed French doors with side windows leading to the rear garden. Staircase rising to the first floor. Through opening to kitchen.

W.C Cloakroom

4'00 x 4'11 (1.22m x 1.50m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Oak Veneer flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Pedestal wash hand basin with ceramic splashback. Close coupled toilet. Wood panelled door leading through to the entrance hallway.

FIRST FLOOR

First Floor Landing

6'03 x 6'07 (1.91m x 2.01m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Wood veneer flooring. Wood panelled doors leading to bedrooms one and two. A further wood panelled door leading to the family bathroom. Staircase rising from ground floor.

Bedroom One

7'10 x 13'00 (2.39m x 3.96m)

Smoothly plastered ceiling, Smoothly plastered walls. Oak veneer flooring. Wall mounted radiator. UPVC double glazed window to the rear elevation. Built in double wardrobes. wood panelled door leading through to the first floor landing.

Bedroom Two

7'08 x 13'01 (2.34m x 3.99m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed window to front elevation with partial channel views. Access to storage over stairs. Wood panelled door leading through to the first floor landing.

Family Bathroom

6'02 x 6'03 (1.88m x 1.91m)

Smoothly plastered ceiling with vent extractor, smoothly plastered walls. Ceramic tiled splashback's. Oak veneer flooring. Wall mounted radiator. Pedestal wash hand basin. Close coupled toilet. Bath with thermostatically

controlled shower overhead. Wood panelled door leading through to the first floor landing.

REAR

An enclosed rear garden, with feather edged fencing surrounding. Sandstone laid patio. Laid to lawn. Paved pathway and side access to front. UPVC double glazed French doors leading to the living room.

COUNCIL TAX

Council tax band D

DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

PHOTOGRAPH DISCLAIMER

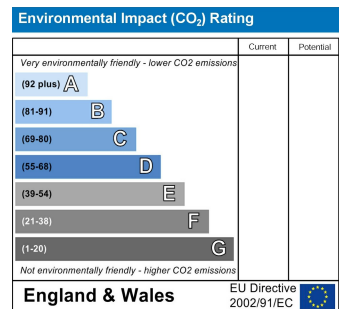
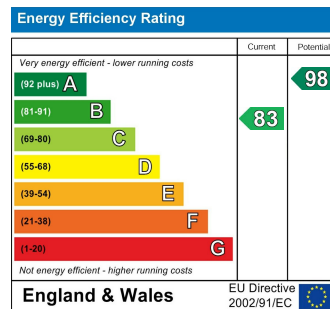
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TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.



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