

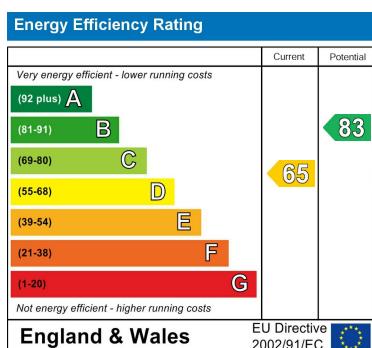
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE

AWAITING FLOORPLAN



22 Slade Close

Sully CF64 5UU

£280,000

A three bedroom semi detached house with garage in a quiet location. Comprises hallway, through lounge/dining, kitchen, three bedrooms and bathroom. Good off road parking to front, driveway to garage, front and rear gardens. Gas central heating, upvc double glazing. The property will require some upgrading but is priced to reflect this. Freehold.

22 Slade Close



Glazed front door into hallway.

Hallway

uPVC double glazed window to side. Laminate flooring, stairs to first floor, under stairs storage, cloaks cupboard with shelving.

WC/Cloakroom

uPVC double glazed window to side. White two piece suite comprising wash basin and wc, laminate flooring, radiator.

Living Room

13'10" x 10'4" (4.23m x 3.15m)

uPVC double glazed window to front, Laminate flooring, fireplace with gas fire, marble insert and hearth, radiator. Wide opening to dining room.

Dining Room

13'6" x 9'1" (4.13m x 2.77m)

Patio doors to rear garden. Door to kitchen, laminate flooring, radiator.

Kitchen

10'11" x 7'4" (3.33m x 2.26m)

Glazed door to rear garden, uPVC double glazed window to side. Fitted kitchen with range of base and wall units, contrasting work tops, double sink with mixer tap. Four ring electric hob with oven beneath, extractor hood, built in washing machine, fridge and freezer, tiled floor, tiled splash back.

First Floor Landing

uPVC double glazed window to side. Carpet, loft access with retractable ladder, laundry cupboard with shelving. Doors to first floor accommodation.

Bedroom 1

13'7" x 10'5" (4.15m x 3.18m)

uPVC double glazed window to rear overlooking open countryside. Fitted wardrobes to sides, over bed and matching corner dressing table, carpet, radiator.

Bedroom 2

9'7" x 11'11" (2.94m x 3.65m)

uPVC double glazed window to front with distance coastal views. Floor to ceiling fitted wardrobes, carpet, radiator.

Bedroom 3

9'1" x 6'9" (2.79m x 2.08m)

uPVC double glazed window to front with distant coastal views. Over stairs storage cupboard with shelving, carpet, radiator.

Bathroom

Opaque window to rear. White four piece suite comprising large shower enclosure, corner bath, pedestal wash basin and wc. Tiled floor, fully tiled walls, chrome radiator, spot lights.

Front Garden

Lawned front garden with well stocked borders with flowers and shrubs, driveway with off road parking for three cars leading to single garage.

Garage

Single garage with up an over door.

22 Slade Close



Rear Garden

Lawned rear garden with decked sun terrace across the rear of the property and further raised decked area at the end of the garden next to the fields. Raised flower borders, access to garage, side gate.

Council Tax

Band D £2,068.66 p.a. (25/26)

Postcode

CF64 5UU

