

22 Slade Close

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**Monday – Friday**  
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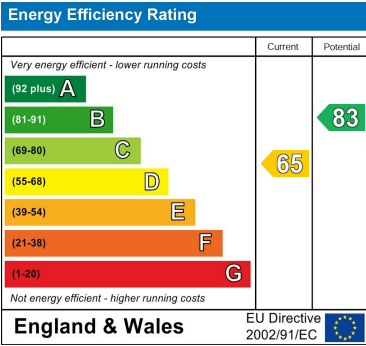
AWAITING  
FLOORPLAN

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.







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.



**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

