

8 Doniford Close



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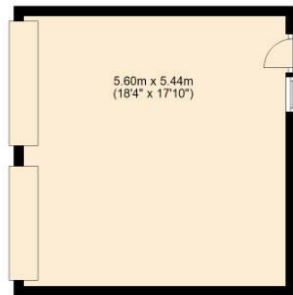
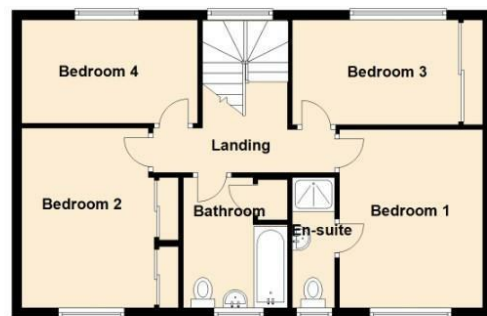
SHEPHERD SHARPE



Ground Floor



First Floor



8 Doniford Close

Sully CF64 5XA

A spacious four bedroom detached house found in a quiet cul de sac in Sully. Comprises hallway, wc, living room, kitchen/breakfast room and conservatory to ground floor, four bedrooms, en-suite and family bathroom to first floor. Gas central heating, uPVC double glazing, carpets, built-in kitchen appliances. Driveway to front with parking for two cars, front garden, lovely rear garden, double garage. Freehold. NO FORWARD CHAIN.

£450,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



uPVC double glazed front door and part glazed window to the side to hallway.

Hallway

Wood effect laminate flooring, radiator, open tread staircase to first floor. Glazed sliding doors to kitchen and glazed door to living room.

W.C.

3'4" x 7'2" (1.03m x 2.19m)

Comprising wash basin and wc, part tiled walls, tiled floor, radiator. uPVC double glazed window to front with privacy glazing.

Living Room

11'11" x 19'7" (3.65m x 5.97m)

Spacious living room. uPVC double glazed window to front. Attractive stone fireplace with coal effect fire, carpet, two radiators, coving. Glazed sliding doors to conservatory.

Conservatory

10'0" x 10'4" (3.05m x 3.15m)

uPVC double glazed conservatory providing lots of light with French doors leading out to garden. Wood effect laminate flooring, light.

Kitchen/Breakfast Room

12'9" (narrowing to 10'8") x 19'6" (3.89m (narrowing to 3.26m) x 5.96m)

A lovely sized kitchen with uPVC double glazed to the front, uPVC glazed door leading out to the side of the property. The kitchen is fitted with flat fronted units, marble effect work tops, Blanco sink and drainer, mixer tap. Built-in Neff oven, Neff electric hob with extractor over, Neff dishwasher, plumbing for washing machine. Breakfast area with uPVC glazed sliding doors opening onto patio area. Recessed spot lights, radiator, wood effect laminate flooring.

First Floor Landing

uPVC double glazed window to stairwell. Carpet, loft access.

Bedroom 1

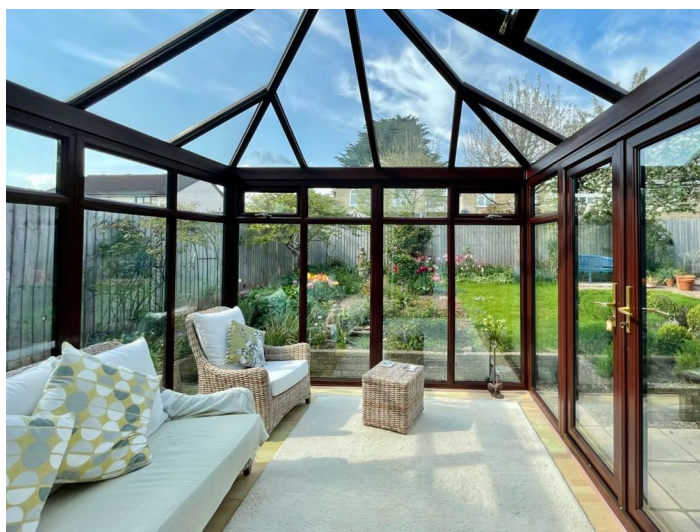
10'0" x 12'2" (3.07m x 3.71m)

uPVC double glazed window to front. Carpet, radiator, coving. Door to en-suite shower room.

En-Suite Shower Room

3'4" x 8'11" (1.03m x 2.73m)

En-suite shower room comprising fully tiled shower enclosure with sliding shower attachment, wash basin and wc all with concealed plumbing. Part tiled walls, tiled floor, chrome ladder radiator. uPVC double glazed window to front with privacy glazing.



Bedroom 2

10'8" (including wardrobes) x 12'1" (3.26m (including wardrobes) x 3.70m)

uPVC double glazed window to front. Carpet, radiator, coving, built-in wardrobes with sliding mirrored doors.

Bedroom 3

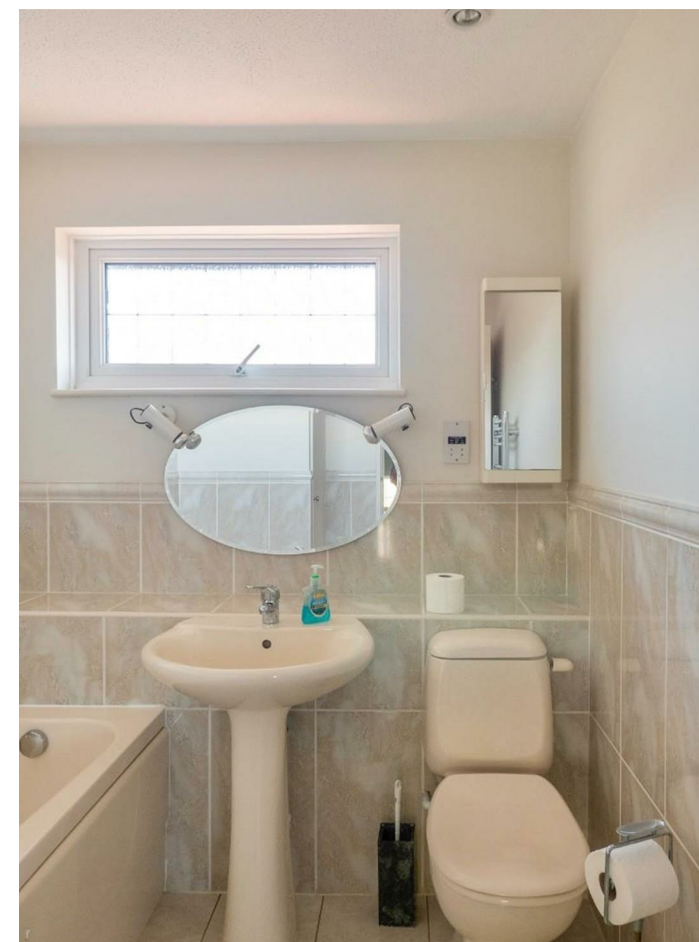
12'11" (including wardrobes) x 7'2" (3.96m (including wardrobes) x 2.20m)

uPVC double glazed window to rear. Carpet, radiator, built-in wardrobes with sliding mirrored doors.

Bedroom 4

12'1" x 7'2" (3.70m x 2.20m)

uPVC double glazed window to rear. Wood effect laminate flooring, radiator.



Bathroom

6'5" x 9'0" (1.97m x 2.76m)

Family bathroom comprising panelled bath with shower attachment, wash basin and wc, all with concealed plumbing. Part tiled walls, tiled floor, chrome ladder radiator, airing cupboard. uPVC double glazed window to front with privacy glazing.

Front Garden

Off road parking with block pavior driveway. Mature planting.

Rear Garden

A lovely rear garden with a patio area immediately outside the rear of the property, steps leading to a lawned area, several mature trees and planting, paved area and a summer house.

Double Garage

18'4" x 17'8" (5.6m x 5.4m)

Detached double garage with up and over doors to front, glazed uPVC door to the rear. Power and light.

Council Tax

Band F £2,508.74 p.a. (22/23)

Postcode

CF64 5XA

