

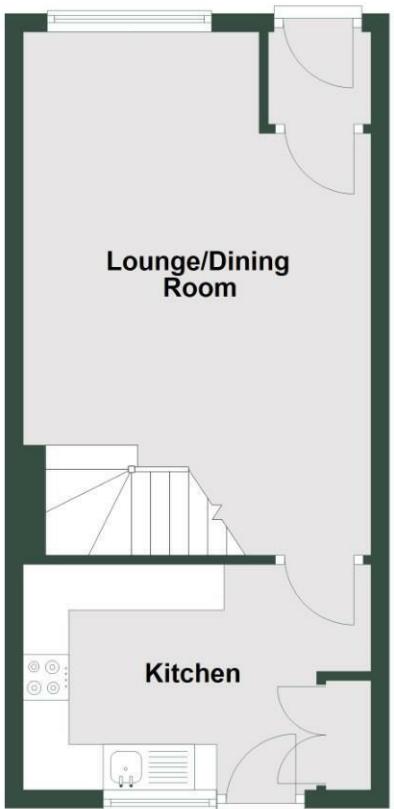


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

Ground Floor



Lounge/Dining Room

Kitchen

First Floor



Bedroom 1

Bathroom

Bedroom 2

Total area: approx. 65.4 sq. metres (703.7 sq. feet)

10 Brean Close

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SHEPHERD SHARPE



10 Brean Close

Sully CF64 5TS

£265,000

A lovely two bedroom semi detached house with south facing rear garden, located close to all local services, amenities and the beach in the popular village of Sully. The property was extensively refurbished in 2023. Comprises entrance porch, open plan living/dining room, kitchen, two double bedrooms and bathroom. Front garden with driveway providing off road parking for one car, private south facing rear garden. Gas central heating, uPVC double glazing, fibre broadband. Freehold. NO FORWARD CHAIN.



Open porch with half glazed front door into entrance porch.

Entrance Porch

Cloak rail with store cupboard below housing gas meter, wood effect flooring. Door to open plan living/dining room.

Living/Dining Room

18'9" x 12'5" (5.73m x 3.81m)

An open plan living/dining room. Window to front. Stairs to first floor, understairs storage, carpet, radiator, space for dining table and chairs. Door to kitchen.

Kitchen

8'1" x 12'5" (2.47m x 3.81m)

Half glazed door and window to side give access to rear garden. Shaker style kitchen with a range of base and matching wall units in light grey, contrasting wood effect worktop and matching splashback, stainless steel sink and drainer with mixer tap. Four ring gas hob with extractor fan over and oven below, wood effect flooring, vertical grey radiator, space and plumbing for washing machine, integrated fridge/freezer.

First Floor Landing

Carpet, loft access. Doors to all first floor rooms.

Bedroom 1

10'2" x 12'5" (3.12m x 3.81m)

A double bedroom. Two windows to front. Carpet, radiator.

Bedroom 2

8'1" x 12'5" (2.47m x 3.81m)

A second double bedroom. Window to rear with glimpses of the Channel. Carpet, radiator, over stairs store cupboard housing the boiler.

Bathroom

4'7" x 8'8" (1.42m x 2.65m)

White three piece suite comprising panelled bath with shower over, shower curtain and rail, wash basin with mixer tap and storage beneath, wc. Tile effect vinyl flooring, part tiled walls, radiator. Opaque window to side.

Front Garden

Driveway providing off road parking for one car, slate chippings, ornamental tree and hedge, pedestrian side gate to rear garden.

Rear Garden

A private south facing rear garden laid in Cotswold stone with matching pathway, fencing, mature trees, plenty of room to the side of the house providing additional garden, useful storage area, outside tap, external power supply.

Council Tax

Band D £2,068.66 p.a. (25/26)

Post Code

CF64 5TS



Carpet, loft access. Doors to all first floor rooms.

Bedroom 1

10'2" x 12'5" (3.12m x 3.81m)

A double bedroom. Two windows to front. Carpet, radiator.

Bedroom 2

8'1" x 12'5" (2.47m x 3.81m)

A second double bedroom. Window to rear with glimpses of the Channel. Carpet, radiator, over stairs store cupboard housing the boiler.

Bathroom

4'7" x 8'8" (1.42m x 2.65m)

White three piece suite comprising panelled bath with shower over, shower curtain and rail, wash basin with mixer tap and storage beneath, wc. Tile effect vinyl flooring, part tiled walls, radiator. Opaque window to side.

Front Garden

Driveway providing off road parking for one car, slate chippings, ornamental tree and hedge, pedestrian side gate to rear garden.

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