

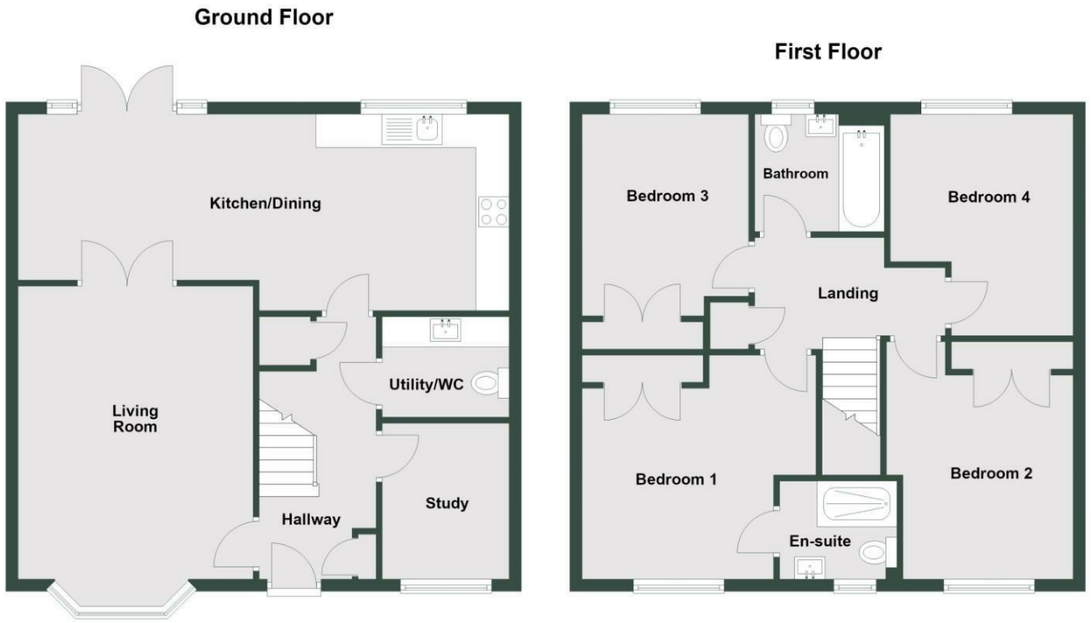
4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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

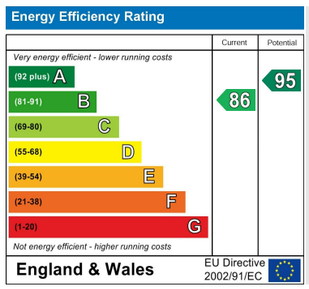
Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE





Total area: approx. 124.2 sq. metres (1337.3 sq. feet)
4 De Sully Close



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Sully CF64 5WN

£2,000 Per Month

A modern four bedroom detached property in excellent condition throughout, located on a modern housing development just off Cog Road in the coastal village of Sully. The property overlooks adjacent green space, has a southerly garden, and offers versatile and spacious living accommodation, ideal for family living. Comprises central hallway, spacious living room, open plan kitchen/dining, utility/wc and study/playroom to the ground floor, four bedrooms (all doubles), en-suite to main bedroom and bathroom to the first floor. Outside there is a small forecourt, with driveway parking to the side, a detached single garage and rear garden. uPVC double glazing, gas central heating. Unfurnished. Available immediately.









Composite front door into central hallway.

Hallway
Wood effect flooring, built-in cupboard, useful understairs storage and radiator. Access to all ground floor rooms. Stairs to the first floor.

Living Room
16'10" (into bay) by 12'8" (5.15m (into bay) by 3.87m)
A generous living room, with a bay window to the front. Carpet and two radiators. Double doors open into the kitchen/dining.

Kitchen/Dining
26'6" x 10'7" (max) (8.09m x 3.24m (max))
This light and spacious room runs across the back of the house and provides excellent family living space. Accessed directly from the hallway and living room. Window overlooking the rear garden. Modern fitted kitchen comprises a range of matching base and wall cabinets in a matte grey finish, with contrasting work surfaces over, one and a half stainless steel sink and drainer, and integrated appliances to include, electric double oven, dishwasher, fridge-freezer, four ring gas hob with extractor hood over. French doors open onto the rear garden. There is plenty of space for dining table and chairs. A corner cabinet houses the boiler, wood effect flooring, two radiators with covers and recessed lighting.

Utility/WC
6'10" x 5'4" (2.09m x 1.65m)
This room combines the utility room with the wc/cloakroom. Fitted base cabinets along one wall, with integrated washing machine, sink and worktops over. Wood effect flooring, part tiled walls, recessed lighting and extractor fan.

Study/Playroom
8'5" x 6'10" (2.58m x 2.09m)
A very useful additional room to the ground floor, ideal as a playroom or for home working. Window to the front. Carpet and radiator.

First Floor Landing
Carpet to stairs and landing. Useful store cupboard with shelving. Radiator with cover. Doors to all bedrooms and bathroom.

Bedroom 1
12'8" (max) x 12'1" (max) (3.87m (max) x 3.69m (max))
A double bedroom with en-suite and window to front. Built-in wardrobe, carpet and radiator with cover.

En-Suite
6'3" x 5'3" (1.93m x 1.62m)
Comprises a large walk-in shower with mixer shower, wash basin with storage below and mirror over, and wc. Opaque window to front. Fully tiled walls, recessed lighting, extractor fan and vertical radiator.

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Bedroom 2
13'0" (max) x 10'1" (3.98m (max) x 3.08m)
A second double bedroom with window to front. Built-in wardrobe, carpet and radiator.

Bedroom 3
10'8" x 8'11" (3.26m x 2.74m)
A further double bedroom with window to the rear. Built-in wardrobe, carpet and radiator.

Bedroom 4
11'11" (max) x 9'10" (3.65m (max) x 3.02m)
A fourth double bedroom with window to rear. Carpet and radiator.

Bathroom
6'11" x 6'3" (2.13m x 1.93m)
A white suite comprising a panel bath with shower over with shower screen, pedestal wash basin with mirror cabinet over and wc. Part tiled walls, fully tiled around bath and shower. Wood effect flooring, recessed lighting, extractor fan and radiator.

Outside
A small paved and gravelled forecourt to the front, with a driveway to side providing off road parking for two cars, and access to the garage.

Rear Garden
A low maintenance garden, with large patio area and artificial grass. Side gate from the driveway, outside tap, light and electric awning.

Garage
A good size single garage, with electric door, light and power.

Post Code
CF64 5WN

Council Tax
Band F £3,180.82 p.a. (26/27)

Security Deposit
£2,000

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.

Additional Information
Fitted blinds to all windows.