



4 Andrews Buildings
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Monday – Friday
 9am – 5.30pm
Saturday
 9am – 5pm

SHEPHERD SHARPE



9 Sully Terrace

Penarth CF64 3DS

£619,950

A beautifully presented, extended and improved three double bedroom mid terrace house found in a very sort after location with easy access to Penarth town centre, seafront and clifftop walks. This good size family property comprises hallway, open plan lounge, modern fitted kitchen with silestone work tops, utility, wc, extended lounge with powder coated double glazed bi-folding doors to rear, two double bedrooms and bathroom to first floor, formal dorma loft conversion. Front garden, rear garden with coach house/garage. Gas central heating, uPVC double glazing, seagrass flooring. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

9 Sully Terrace



Composite panelled front door leading to small hallway.

Hallway

Decorated in stylish colour, matching painted glazed door leading through to open plan living area.

Open Plan Lounge/Dining Room

20'11" x 14'5" (6.38m x 4.40m)

Originally a separate hallway and two separate reception rooms now all open plan creating a large room. uPVC double glazed window to front with white shutters. Seagrass carpet to staircase, decorated in period colours, lovely cast iron fireplace and slate hearth, wooden flooring, understairs store cupboard, two radiators, boxed in electric and gas meters. Doorway and opening through to kitchen.

Kitchen

14'0" x 9'7" (4.29m x 2.94m)

Beautifully finished and presented in white with silestone worktops, built under the sink with lever mixer tap. Tiled floor, radiator, skylight, downlighting, range cooker, four large pan drawers, integrated dishwasher, fridge.

Utility

5'1" x 5'6" (1.56m x 1.70m)

A practical, useful storage area with base unit, sink and drainer, space and plumbing for washing machine, tumble dryer, tiled splashback, skylight, downlighting, tiled floor.

W.C.

Finished in contemporary style with composite sink, twin flush back to the wall wc with concealed plumbing and storage. Attractive tiling, mirror, laminate flooring, radiator, skylight, downlighting.

Second Living Room

20'5" x 13'5" (6.23m x 4.11m)

Fantastic rear facing lounge with five powder coated aluminium double glazed bi-folding doors to rear garden. Contemporary style with attractive built-in storage to one corner, laminate floor, two large radiators, downlighting.

First Floor Landing

Flooded with light, dorma window at second floor, seagrass flooring, neutral decoration.

Bedroom 1

14'5" x 9'10" (4.40m x 3.00m)

A lovely double bedroom. Two uPVC double glazed windows to front looking out onto pretty grassed area with mature trees and cycle path. Carpet, stylish decoration, radiator, bespoke built-in wardrobes and dressing area, wall lights.

Bedroom 2

10'4" x 9'1" (3.15m x 2.77m)

The smallest of the double bedrooms. uPVC double glazed window to rear. Painted floorboards, radiator, decorated in white, cupboard to recess and two shelves, built-in wardrobe, radiator.



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Bathroom

10'0" x 7'11" (3.07m x 2.42m)

A stylish bathroom with separate shower. Comprising contemporary freestanding bath, floor mounted chrome mixer tap with shower attachment, oblong trough style wash hand basin with built-in drawers beneath with concealed plumbing, twin flush wc, large shower enclosure with resin base, toughen shower screen, rainfall shower and separate wall mounted attachment. Wall lights, shaver point, shelving, access to Worcester combination boiler, lovely tiled floor, chrome ladder radiator, recessed TV. uPVC double glazed window.

Second Floor Landing

Continuity of decoration from first floor landing, large window to rear providing good natural light to laundry. Panelled door to loft conversion/bedroom 3.

Bedroom 3/Loft Room

16'6" x 13'6" (5.05m x 4.12m)

A spacious bedroom with dorma to rear. Two large built-in wardrobes, laminate floor, decorated in white, radiator, access to remaining loft space.

Front Garden

Pretty walled front garden with gate.

Rear Garden

A good sized east facing rear garden, fenced to both sides, composite patio and pathway leading to coach house/garage, artificial lawn, attractively presented.

Garage/Work Shop

15'1" x 9'6" (4.62m x 2.90m)

Compact garage with up and over door to lane, power and light. The storage area is 4.4m x 2.43m which could be used as a home office/gym, double glazed French doors and glazed door to garden. Laminate flooring, power and lighting. Part mezzanine, additional loft storage with velux window, additional storage which can be accessed from the lane.

Council Tax

Band E £2,596.01 p.a. (25/26)

Post Code

CF64 3DS