



**23 Arlington Road, Sully, Glamorgan CF64 5TR**  
**£59,950**

Purpose built first floor studio apartment, an ideal starter home for first time buyer or buy to let investor. Situated in the coastal village of Sully on a modern development off South Road. Easy access to Penarth, Cardiff and The Vale. Accommodation comprises, hallway, lounge/bedroom, fitted kitchen and bathroom. Allocated parking area to rear and drying area.

### Hallway

Entered via a Upvc double glazed door. Laminate flooring. Ceiling light. Ceiling hatch with access to loft with additional storage space. Doors to:

### Lounge/Bedroom

14'6 x 12'9 (4.42m x 3.89m)

Laminate flooring. Two Upvc double glazed windows to front aspect. Ceiling light. Built-in cupboard. Television point. Door to:

### Kitchen

9'4 x 5'3 (2.84m x 1.60m)

Fitted with a range of wall and base units. Work tops incorporate a stainless steel sink unit with mixer tap over. Tiled splashbacks. Built-in electric oven, four ring ceramic hob with extractor hood over. Plumbing and space for appliances. Laminate tiled flooring. Double glazed window to front aspect. Ceiling light.

### Bathroom

Fitted with a white suite comprising, bath with side panel and shower over. Glass shower screen to side. Low level w.c. and pedestal wash hand basin. Tiled splashbacks. Airing cupboard housing hot water tank and with pine slatted shelving. Ceiling light.

### Outside

Communal grounds with drying area. Allocated parking area to rear.

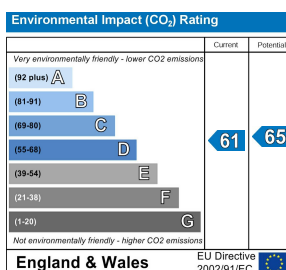
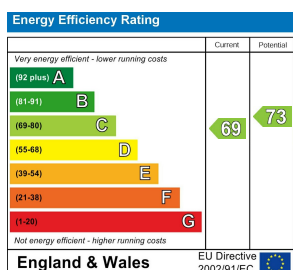
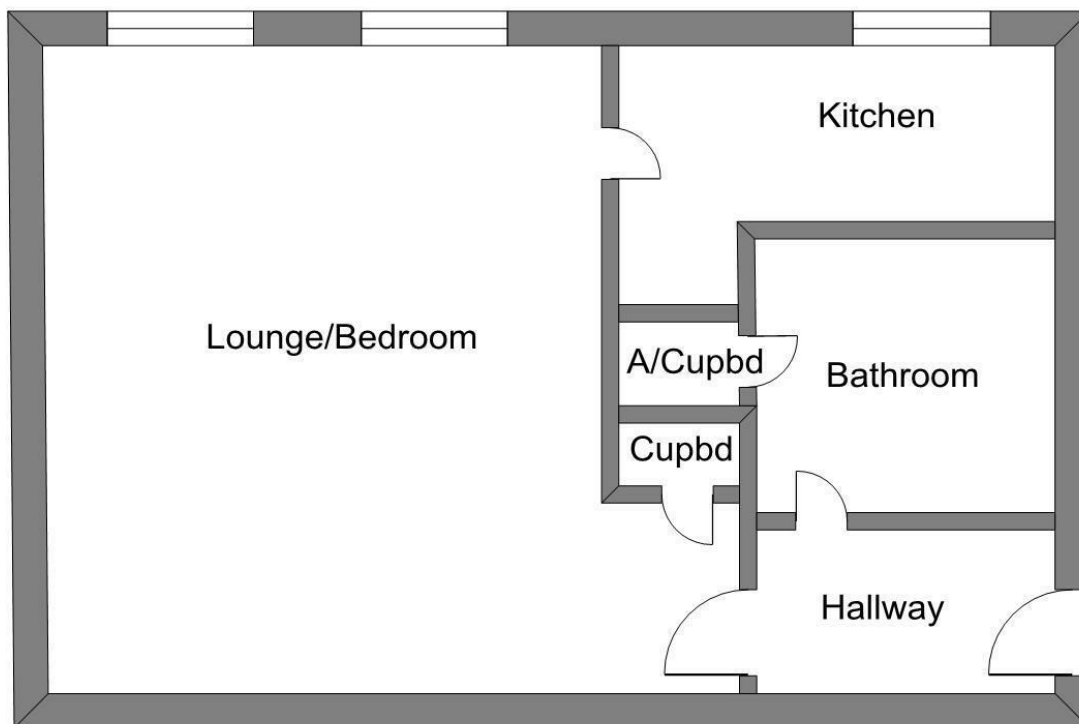
### Additional Information

We have been informed that the studio apartment is Leasehold, approx 960 years remaining. No ground rent No maintenance charges payable.

The landlord is currently achieving £400pcm which is approx 8% yield.







Please Note: These particulars are believed to be accurate but they are not guaranteed. They are intended only as a general guide and cannot be constructed as any form of Contract, Warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property herein named are made via ACJ Estate Agents. "Our floorplans and quoted room sizes are approximate and only intended for general guidance. Measurements have been rounded, up or down, to the nearest inch. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings". We have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer MUST obtain the necessary verification from their own solicitor/conveyancer and/or surveyor/valuer. If you are interested in buying this property, please contact us at the earliest opportunity. Failure to do so could result in losing the property or costs being incurred unnecessarily. When a property's tenure is stated (freehold, leasehold or commonhold), the client will have advised that to ACJ. However, ACJ will not have inspected a copy of the lease/deeds and prospective buyers are urged to check the current position and terms through their own conveyancer/solicitor. We strongly advise prospective buyers to commission their own survey/ service reports before finalizing their offer to purchase.