

3 Highbridge Close

Sully, Vale of Glamorgan, CF64 5SD



A superb, fully upgraded and extended detached property offering quality, spacious family accommodation in this quiet, cul-de-sac location. Comprises a two reception rooms, kitchen, study, cloakroom and utility room on the ground floor along with four double bedrooms and three bathrooms above. There is an enclosed rear garden with a westerly aspect as well as ample off road parking to the front. The location is in catchment for Sully Primary School and Stanwell Comprehensive School as well as

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being within half a mile of the beach, pubs, shop, post office and playing fields. Viewing is strongly recommended. EPC: C.

Accommodation

Ground Floor

Entrance Hall

Ceramic tiled floor. Central heating radiator. Power points. Oak doors to the lounge, study, cloakroom and kitchen / diner. Carpeted stairs to the first floor. Composite double glazed panel front door with side panel. Mains wired smoke alarm.

Lounge 18' 4" x 15' 9" into recess (5.59m x 4.8m into recess)

A very spacious lounge with solid oak herringbone floor and a feature fireplace with wood burning stove and slate hearth. Two uPVC double glazed windows to the front with Venetian blinds. Oak glazed panel double doors to the dining / sitting room. Power and TV points along with four USB charging outlets. Two central heating radiators. Carbon monoxide alarm.

Study 7' 7" x 11' 6" (2.3m x 3.5m)

Solid oak herringbone floor. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points.

Cloakroom 7' 7" x 7' 10" (2.3m x 2.4m)

Tiled floor. WC, wash basin with marble top and storage below. Built-in full-height cupboard. Central heating radiator. uPVC double glazed window with Venetian blinds. Power points.

Kitchen 13' 4" x 18' 7" (4.07m x 5.66m)

An impressive, recently fitted family kitchen that provides excellent space to the rear of the property overlooking the garden. Tiled floor. Kitchen comprising wall units, base units and a central island with a mixture of dark blue and grey shaker style doors and marble effect quartz work surfaces. Integrated AEG appliances including an pyrolitic electric oven, oven with built-in microwave, four zone induction hob, powerful extractor hood to outside and dishwasher. Recess and plumbing for a fridge freezer. One and a half bowl countersunk ceramic sink with drainer and Quooker boil tap. Glass splashback to the hob. Under cabinet lighting. uPVC double glazed window to the rear. Attractive tiled splash back and quartz upstands. Vertical central heating radiator. Recessed shelving. Oak doors to the utility room and glazed panel oak doors to the utility room and dining / sitting room. uPVC double glazed door into the garden. Recessed lights. Coved ceiling. Power points and two USB charging outlets.

Dining / Sitting Room 9' 11" x 21' 11" (3.02m x 6.67m)

Solid oak herringbone floor. uPVC double glazed double doors into the garden. Oak glazed panel double doors into the lounge. Central heating radiator. Power points, TV point and two USB charging outlets.

Utility Room 7' 7" x 5' 11" (2.3m x 1.8m)

Tiled floor. Wall units and base units to match the kitchen, with laminate work surfaces. uPVC double glazed window to the rear. Plumbing for washing machine and dryer with outside vent. Part tiled walls. Wall mounted gas boiler. Coved ceiling. Hatch to loft space. Central heating radiator.

First Floor

Landing

Fitted carpet. Coved ceiling. Hatch to the loft space. Doors to all bedrooms and the bathroom. Power points. Mains smoke alarm.

Bedroom 1 14' 4" x 18' 8" (4.37m x 5.68m)

Wood floor. uPVC double glazed window to the rear overlooking the garden. Central heating radiator. Power points and TV point. Built-in linen cupboard. Fitted wardobes. Door to the en-suite.

En-Suite 7' 1" x 6' 7" (2.16m x 2.01m)

Quartz tiled floor and part tiled walls. Suite comprising a 900 quadrant shower cubicle with mixer shower, wash basin with marble top and storage below and a WC. Heated towel rail. Velux window. Shaver point. Fitted recessed shelving.

Bedroom 2 12' 6" maximum x 15' 10" maximum (3.82m maximum x 4.82m maximum)

Double bedroom with en-suite, to the front of the property. Laminate floor. Central heating radiator. Power points. uPVC double glazed window. Door to the en-suite.

En-Suite 2 6' 6" x 5' 6" (1.98m x 1.68m)

Tiled floor and part tiled walls. Shower cubicle with mixer shower. Wash hand basin. WC. Velux window. Heated towel rail. Extractor fan.

Bedroom 3 10' 9" maximum x 14' 10" maximum (3.28m maximum x 4.53m maximum)

The second rear facing double bedroom overlooking the garden. uPVC double glazed window. Laminate floor. Central heating radiator. Power points and TV point.

Bedroom 4 9' 11" maximum x 15' 8" maximum (3.02m maximum x 4.78m maximum)

The fourth double bedroom, again to the front. uPVC double glazed window. Central heating radiator. Power points. Laminate floor. Coved ceiling.

Bathroom 5' 7" x 10' 9" (1.69m x 3.28m)

Vinyl floor tiles. New suite comprising a panelled bath with hand shower, 900 quadrant glass shower cubicle with mixer shower, WC and wash hand basin. Part tiled walls. uPVC double glazed window with Venetian blinds. Shaver point. Extractor fan. Heated towel rail.

Outside

Front

Driveway parking for two cars comfortably. External power point. Outside light. Planted garden area laid to stone chippings. Paved pathway to the front door. Gated side access to the garden.

Rear Garden

A westerly rear garden of good proportions, predominantly laid to lawn and with a well sized paved patio and area of stone chippings. Large timber shed. Paved area to the side of the house. Security lighting to the side. Outside lighting to the rear. Extensive mature planting. Outside tap. Covered storage to one side.

Additional Information

Tenure

We have been informed by the vendors that the property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £2,429.75 for the year 2021/22.

Approximate Gross Internal Area

1926 sq ft / 179 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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