

3 Hayes Road

Sully, Vale of Glamorgan, CF64 5SE



A very well presented three bedroom semi-detached property - in catchment for Sully Primary School - offering spacious accommodation with an enclosed rear garden, in a location very convenient for access to Barry, Penarth and the M4. The property is set back from the road and comprises a porch, hall, living room, kitchen and a versatile utility room / study space on the ground floor along with the bedrooms and a bathroom above. The rear garden has a north-westerly aspect and is low maintenance as well as being private. The property is ideal for first time buyers, downsizers and investors alike. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

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£230,000

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Accommodation

Ground Floor

Porch

uPVC double glazed windows to three sides plus a uPVC double glazed front door. Wood block floor. Window glazed panel door into the hall. Electric light.

Entrance Hall

Attractive wood effect laminate floor. uPVC double glazed window to the side. Doors to the lounge and kitchen. Central heating radiator with cover. Coved ceiling. Under stair cupboard.

Lounge *12' 6" maximum x 22' 5" (3.81m maximum x 6.84m)*

A spacious, dual aspect lounge with dining space. uPVC double glazed window to the front and double doors into the garden at the rear. Wood effect laminate floor. Coved ceiling. Central heating radiator. Period style fireplace with wooden surround, granite hearth and a cast iron grate with gas fire. Power points and TV point. Hatch to the kitchen.

Kitchen *8' 0" x 11' 0" (2.44m x 3.36m)*

Laminate floor. Fitted kitchen comprising wall units and base units with wooden work surfaces and cream cabinet doors. Integrated appliances including an electric oven, four burner gas hob and dishwasher. One and a half bowl ceramic sink with drainer. uPVC double glazed window to the rear. Tiled splashback. Open to the utility room / study.

Utility Room / Study *9' 11" x 9' 2" (3.01m x 2.8m)*

A very useful additional room, off the kitchen and with access to the front and rear onto the gardens. Vinyl tiled floor. Wall mounted gas boiler. Plumbing for a washing machine and space for the fridge and freezer. Power points. uPVC double glazed window to the rear. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Hatch to the loft space.

Bedroom 1 *12' 5" into doorway x 11' 5" (3.79m into doorway x 3.48m)*

Double bedroom to the front of the property with three built-in cupboards to one wall. Laminate floor. uPVC double glazed window to the front. Central heating radiator. Power points. TV point.

Bedroom 2 *12' 5" into doorway x 8' 9" (3.79m into doorway x 2.67m)*

Double bedroom with uPVC double glazed window to the rear and built-in cupboard. Central heating radiator. Power points.

Bedroom 3 *8' 2" maximum x 8' 6" maximum (2.48m maximum x 2.59m maximum)*

Single bedroom to the front. uPVC double glazed window. Central heating radiator. Power points. Carpet. Built-in cupboard.

Bathroom *7' 7" x 5' 6" (2.31m x 1.68m)*

Tiled floor and tiled walls with part timber cladding. Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin. uPVC double glazed windows to the side and rear. Central heating radiator. Extractor fan.

Outside

Front

A well proportioned, lawned front garden that sets the property well back from the road. Mature trees and planing. Block paved pathway to the front door. The garden is accessed via three steps up from pavement level with handrail.

Rear Garden

A low maintenance rear garden, fully enclosed and with rear access to a parking area. Laid to artificial grass and stone chippings. Outside tap. North westerly aspect.

Additional Information

Tenure

We are informed by the sellers that the property is held on a freehold basis.

Council Tax Band

We are informed that the Council Tax band for this property is C, which equates to a charge of £1,543.84 for the year 2022/2023.

Approximate Gross Internal Area

925 sq ft / 86 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











