Burnett davies with Easton

Dinas Powys
029 2051 2222
5B Station Road
Dinas Powys
CF64 4DE

Barry
01446 737253
17 High Street
Barry
CF62 7EA

Cardiff
029 2062 1081
21 Penlline Road
Whitchurch
CF14 2AA

Email: info@bdeaston.com
Web: www.bdeaston.com

Flat Holm Walk,
Off Cog Road,
Sully,
The Vale Of Glamorgan.
CF64 5WE

479,500

- NUMEROUS UPGRADES THROUGHOUT
- Open plan kitchen with dining area
- French doors onto the garden
- Living room with bay window & media wall
- Cloakroom
- Four bedrooms
- Impressive en-suite master bedroom
- Integral garage & double width driveway
- Large landscaped garden with artificial grass

Ref: PRA11272

Viewing Instructions: Strictly By Appointment Only

General Description

THE DUNHAM BY TAYLOR WIMPEY FEATURING. HIGH SPECIFICATIONS & NUMEROUS UPGRADES MADE BY THE CURRENT OWNER. LARGE PLOT WITH LANDSCAPED GARDEN. VIEWS TOWARD THE BRISTOL CHANNEL. NHBC WARRANTY AVAILABLE. NO CHAIN.

Accommodation

Gwêl Yr Ynys

Nestled in the historic town village of Sully, Gwêl yr Ynys is a new development of high quality homes located near Penarth.

Houses have been thoughtfully designed to retain the character of the surrounding area, whilst perfectly accommodating a modern lifestyle.

No.26 has uninterrupted views towards the Bristol Channel and open spaces on your door step provide many attractive nature walks and cycle routes.

There is also a new play areas offering a natural meeting point and a safe place for children to enjoy the outdoors.

The property is just a short commuting distance from Cardiff and with the M4 motorway just 15 or so minutes away, it offers easy access to Swansea, Bristol and beyond.

How to find us...

Sat Nav: CF64 5WE

Accommodation.

Accommodation extends to c.130 sq m / 1,400 sq ft, excluding the generous integral garage.

The ground floor provides a wealth of well-planned accommodation, which is accessed off a spacious hallway with handy storage cupboard.

This includes a living room, cloakroom and large open plan family room combining the kitchen with dining / informal living areas.

At first floor level the property offers four double bedrooms, the master of which has an en-suite, and a family bathroom, all located off a generous landing.

The house has an enclosed private garden, accessible from French doors via the kitchen.

In addition to the garage, there is parking for a further two cars on the private double width driveway.

Specification...

The house has been be delivered to an exacting standard and comes with the balance of a 10-year structural warranty.

Upgrades include:

· Landscaped grounds
· Wood panelling
· Living room media wall
· Luxury vinyl toile flooring

· Kitchen upgrade (c.£7k)
· Built in wardrobes
· Stair-runner (carpet)

Floor Areas.

Key rooms extend to the following dimensions (max measurements):

Ground Floor

o Living Room: 4.22m x 4.06m
o Kitchen / Dining: 6.50m x 3.85m
o WC

First Floor

o Master Bedroom: 4.25m x 3.40m
o En-Suite
o Bedroom 2: 4.10m x 2.85m
o Bedroom 3: 3.45m x 3.30m
o Bedroom 4: 2.85m x 2.65m
o Bathroom

Services

Mains electricity, mains water, mains gas and mains drainage

EPC Rating:85

Tenure

We are informed that the tenure is Freehold

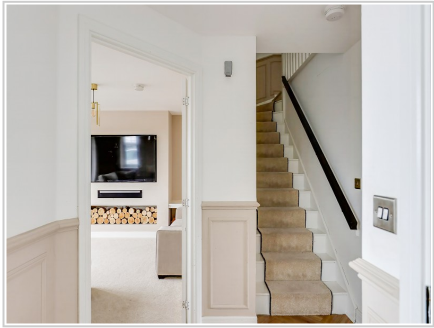
Council Tax

Band F



















All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.