

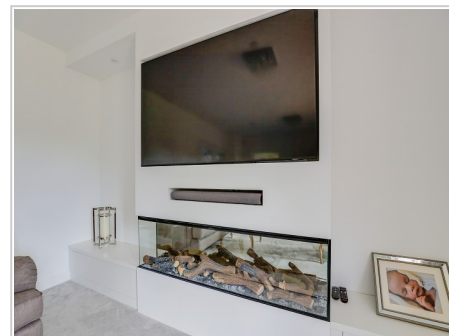
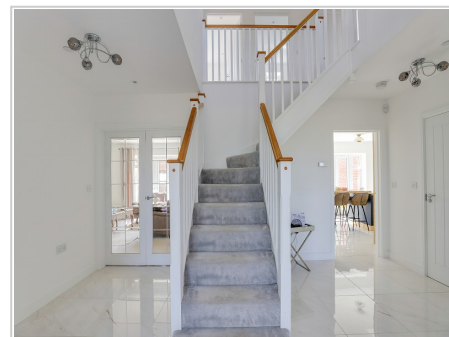
Melrose Walk,
Off Cog Road,
Sully,
The Vale Of Glamorgan.
CF64 5WD

720,000



- Impressive executive home
- Built in 2020
- Many upgrades throughout
- Open plan kitchen & breakfast room
- Cloakroom & utility rooms
- Three reception rooms
- Five bedrooms & three bathrooms
- Detached double garage & double width driveway
- Private plot with large garden

Ref: PRA11297



General Description

THREE RECEPTION ROOMS, OPEN PLAN KITCHEN & BREAKFAST ROOM, UTILITY ROOM, FIVE BEDROOMS AND THREE BATHROOMS. HIGH SPECIFICATIONS THROUGHOUT. DETACHED DOUBLE GARAGE AND PRIVATE PLOT WITH OPEN ASPECT AND VIEWS ACROSS OPEN COUNTRYSIDE.

Accommodation

How to find us...

No.37 enjoys a very private plot and is situated on the fringe of the scheme, enjoying uninterrupted views across open countryside.

Access is via Melrose Walk, close to its junction with Cog Road.

Sat Nav: CF64 5WD

The Winterford by Redrow

Redrow, the developer, says:

The Winterford home exudes wow factor at every turn and offers plenty of socialising and private space for every member of the family.

This spacious home overlooks green open space and offers plenty of space inside for day to day living, with a modern exterior of bright white render and stone and is complimented by white windows and front door.

A large hallway opens onto two living rooms, giving the family the choice to relax at the front or the back of the home, while the separate study offers a sanction to work from home.

The kitchen and dining area opens onto the private garden, making you the perfect host for garden parties.

Two double bedrooms have their own en-suite shower room, with a further two double bedrooms and a single bedroom completing the first floor of this stunning home.

The double garage offers that extra storage space if needed.

Accommodation.

Accommodation, arranged over two levels, extends to just over 2,000 sq ft (excluding the garage).

Key areas comprise:

- o Impressive entrance reception with central feature staircase and porcelain tile floor
 - o Carpeted living room with custom media wall, contemporary inset fireplace, storage cabinets built into the alcoves and French doors opening onto the terrace
 - o Spacious second reception located to the front of the house. Currently a formal dining room with wood effect flooring.
 - o Third reception...snug, home office or playroom. Also located to the front of the house
 - o Open plan kitchen & breakfast room with extend island and further set of French doors with view across the garden. Shaker style base and eye level units and marble work surfaces with an undermount sink unit. Eye level double oven and induction hob with upgraded extractor hood over. Integrated fridge / freezer and integrated dishwasher.
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Accommodation Cont.

- o Dining area with bespoke wall mounted storage with wine racks and space for a dining table and chairs. Recessed spot lights and continuation of the porcelain tile floor.
 - o Utility rooms with matching units, work top and sink unit. Built in microwave and plumbing for washing machine and tumble dryer. Door opening onto the garden.
 - o The first floor hosts five bedrooms, four of which are doubles and have been updated with fitted wardrobes. The luxurious master suite is exceptionally well proportioned and Bedroom 2 boasts a second en-suite bathroom. Bedrooms 5 is large single and presently used as a home office.
 - o A family bathroom completes the accommodation.
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Specifications.

The house, built in 2020, has been delivered to an exacting standard and an energy efficient property.

It also offers peace of mind due to the transfer of a NHBC structural warranty (c.6 years remaining).

Upgrades made by the current owners include:

- o Living room media wall & inset feature gas fireplace
 - o Ceramic floor tiling & laminate flooring
 - o Extended kitchen island
 - o Marble kitchen work tops
 - o Built in microwave (utility room)
 - o Built in wardrobes throughout all 4 double bedrooms
 - o Cloakroom hidden storage
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Floor Areas.

Dimensions can be found on the attached floor plans.

Services

Mains electricity, mains water, mains gas and mains drainage

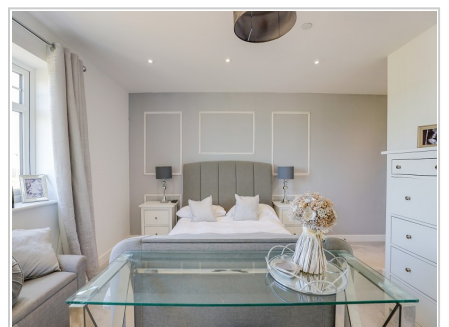
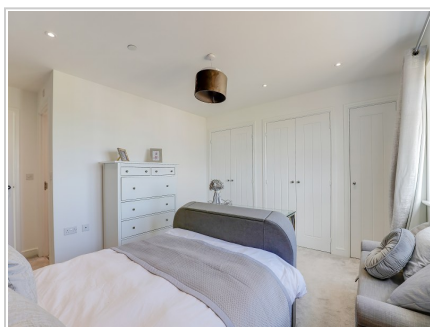
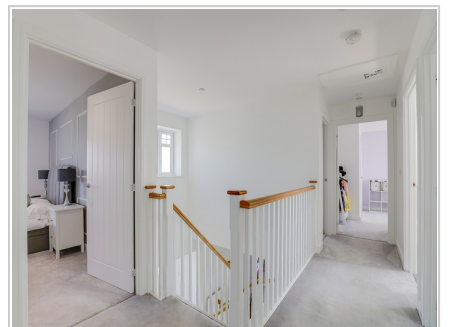
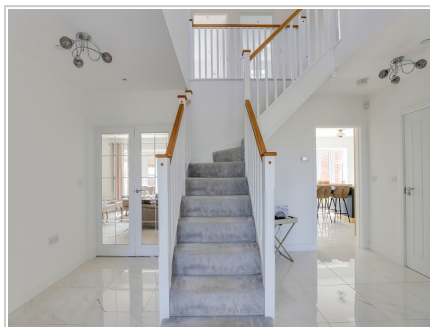
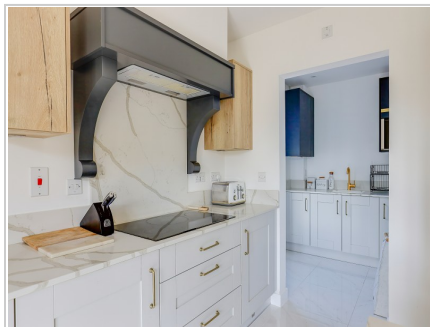
EPC Rating:87

Tenure

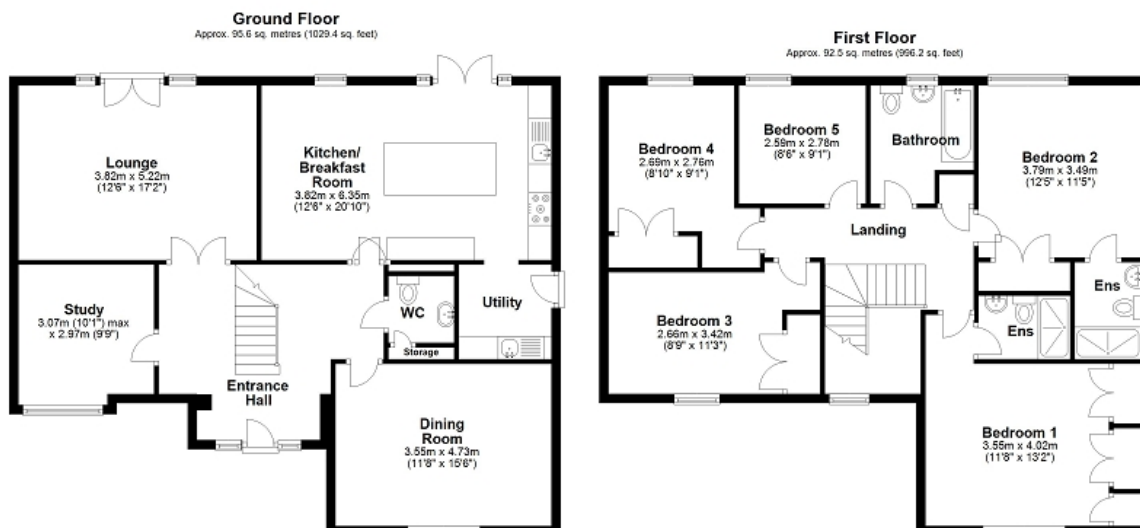
We are informed that the tenure is Freehold

Council Tax

Band F







Total area: approx. 188.2 sq. metres (2025.5 sq. feet)

**Scheme Access
via Cog Road**



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.