



Melrose Walk, Sully, Penarth, CF64 5WD

Welcome to

Melrose Walk, Sully, Penarth

Immaculately presented four-bedroom detached home located in the sought-after area of Sully. Offering a modern fitted kitchen with integrated appliances, French doors to the rear garden, ensuite to the master bedroom, and a driveway leading to a garage, this property is ideal for family living.



Entrance Hall

Stairs to first floor with understair storage cupboard. Doors to lounge, WC and kitchen/diner. Radiator. Wood effect flooring.

Cloakroom / Wc

WC. Wash hand basin. Tiled splash back. Wall mounted mirror. Radiator.

Lounge

Double glazed window to front. TV point. Wood effect flooring. Radiator

Kitchen / Diner

Double glazed window to rear. Double glazed French doors to rear garden. Wall and floor mounted kitchen units with contrasting work surface over and matching splash back. One and half bowl and drainer sink unit with mixer tap over. Eye-level electric double oven. Gas hob with stainless steel splash back. Extractor hood. integrated dishwasher and fridge-freezer. Space for table and chairs. Radiator. Door to utility room.

Utility Room

Base units. Integrated washing machine. Radiator.

Landing

Open landing with balustrade and spindles. Doors to all rooms. Loft access. Radiator.

Bedroom One

Double glazed window to front. Built in triple wardrobes. Radiator. Door to ensuite.

Ensuite

Double width shower cubicle. Wash hand basin. WC. Tiled to dado height. Mirrored wall. Radiator. Extractor fan.

Bedroom Two

Double glazed window to rear. Built in wardrobe. Radiator. TV point.

Bedroom Three

Double glazed window to rear. Built in wardrobe. Radiator

Bedroom Four

Double glazed window to front. Radiator.

Bathroom

Panelled bath with screen and shower over. WC. Wash hand basin. Part tiled walls. Wall mounted mirror. Radiator

Front Garden

Laid to lawn with paved pathway to storm porch. Driveway for several vehicles leading to garage and side access to rear garden.

Rear Garden

Enclosed rear garden with timber fenced boundaries. Laid mostly to lawn with paved patio and gravel sections

Garage

Up and over door.



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Welcome to

Melrose Walk, Sully, Penarth

- A bright and airy four-bedroom detached family home, benefitting from the remainder of an NHBC
- Built in 2022 in a modern development just off Cog Road in Sully.
- Spacious lounge, fully fitted kitchen diner with integrated appliances and a separate utility room
- Ensuite to the master bedroom, three further bedrooms and a nicely appointed family bathroom.
- Driveway with parking for several vehicles leading to a GARAGE, enclosed level garden to the rear.

Tenure: Freehold EPC Rating: B

Council Tax Band: F



Please note the marker reflects the postcode not the actual property

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Property Ref:
PNR106289 - 0003

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