



£219,000

Arlington Road, Sully

Terraced House | 2 Bedrooms | 1 Bathroom

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botham
williams
estate agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Beautiful End-Link 2 Bed Property
- Fantastic School Catchment-Sully Primary & Stanwell
- Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway.
- No Chain
- Off Road Parking with 2 Allocated Spaces

Property Description

"I love the openness and cosy feeling of this house but my most favourite aspect is waking up the to lovely sea view from the bedroom window every day." Botham Williams are delighted to share this modern, end-link two bed house with sea views from the Master Bedroom. This house is the perfect first home, or perfect for downsizing too.

Main Particulars

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Botham Williams are delighted to share this modern, end-link two bed house with sea views from the Master Bedroom. This house is the perfect first home, or perfect for downsizing too.

The property is a short walk from the beach and cricket club as well as being within close proximity to local amenities. Local bus routes to Penarth, Barry and Cardiff are within walking distance making this location extremely well placed to live the quiet village life but also be close to the city centre. It's a stone's throw from Sully Primary School and is also within catchment for Stanwell.

This house benefits from an open plan lounge, two double bedrooms, an upstairs bathroom, enclosed rear garden and off road parking for two cars.

A brand new Combi Boiler was added in 2021 and has a full service history. It is located in the loft.

Entrance Porch

A welcoming space with a built in cupboard housing the meters and space for coats. A glazed wooden door leads into the Lounge/Kitchen.

Lounge/Diner 7.59m x 3.35m

A fantastic modern, open-plan living space with the Lounge, space fr a dining table and the kitchen.

Lounge

This room has a UPVC Window overlooking the front of the house, wooden laminate flooring, TV point, telephone point and open tread carpeted stairs lead to the first

floor. There is space for a dining table.

Kitchen

A a modern kitchen made up of wall and base units with solid quartz worktop and inset under mounted stainless steel sink & drainer with mixer tap and quartz upstand, with integrated washer/drier plus space for fridge/freezer and built in fan assisted oven with gas hob and cooker hood, porcelain tiled floor, a window to rear and UPVC door to rear garden.

First Floor Landing

Carpeted with doors leading onto the Bathroom, Bedroom 1 and Bedroom 2. There is access to a part boarded loft with pull down ladder.

Bedroom 1 3.10m x 2.69m

The Master Double Bedroom is situated at the front of the property. There is a window to front with an elevated view towards the sea, fitted double wardrobes and built in over stairs airing cupboard.

Bedroom 2 3.35m x 2.03m

Another Double Bedroom to the rear of the property with a UPVC window overlooking the garden.

Bathroom

A good size bathroom with a contemporary white suite comprising a granite panelled bath with electric shower over and glass screen, pedestal wash hand basin - waterfall tap plus close coupled WC, bevel tiled surround and an opaque window to side.

Garden

An open front garden with a double width allocated hard stand allowing twin off road parking.

Enclosed rear garden with new artificial grass, fencing paved patio with brick built BBQ and exterior light plus outside tap and central lawn.



Telephone: 01446 488288



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