

36 Arlington Road, Sully, Penarth, Vale of Glamorgan.



A very well presented three bedroom semi-detached property in Sully. The property comprises entrance hall, living room, dining room and kitchen. Three bedrooms and bathroom to first floor. Enclosed rear garden to rear with off street parking to side. Sully Primary and Stanwell School catchment area. EPC - C.

Guide Price £189,950 Freehold

Ref: 20601

36 Arlington Road, Sully.

ACCOMMODATION

SUMMARY DESCRIPTION

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ENTRANCE HALL

Entered via a Upvc obscured glazed panel door, wood effect floor.

LIVING ROOM 14' 3" x 13' 7" (4.35m x 4.16m)

Entered via a wood door, fitted carpet, Upvc double-glazed window to front, coved ceiling and radiator. Stairs to first floor.

DINING ROOM 10' 6" x 7' 1" (3.21m x 2.17m)

Entered from living room via wooden glazed panel double doors, wood effect floor, Upvc glazed panel French doors to rear garden. Coved ceiling and radiator.

KITCHEN 10' 6" x 6' 3" (3.21m x 1.92m)

Fitted floor and wall units comprising cupboards and drawers, worktop over with stainless steel sink drainer unit with mixer tap over and tiled splash back. Space for cooker, space for fridge/freezer and space and for washing machine. wood effect floor, Upvc double-glazed window to rear and coved ceiling.

FIRST FLOOR

LANDING

Fitted carpet and attic access.

BEDROOM 1 8' 7" x 13' 6" (2.62m x 4.13m)

Upvc double-glazed window to front, fitted carpet, coved ceiling and radiator.

BEDROOM 2 9' 10" x 7' 7" max(3.00m x 2.33m max)

Upvc double-glazed window to rear, wood effect floor, coved ceiling and radiator.

BEDROOM 3 6' 11" x 7' 9" max (2.11m x 2.37m max)

Upvc double-glazed window to rear, fitted carpet, coved ceiling and radiator.

BATHROOM 6' 2" x 7' 6" (1.90m x 2.31m)

A white suite comprising panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low-level WC, Heated chrome towel rail. Tiled floor, Obscured Upvc double-glazed window to side.

OUTSIDE

Front

Gravelled border with paved footpath to front door, off street parking to side with pedestrian access to rear garden.

Rear

An enclosed rear garden with paved patio, area to lawn, outside tap and lighting.



COUNCIL TAX

We have been verbally informed by the Vale of Glamorgan Council that the property is within Band D.

POST CODE

CF64 5TQ

MEASUREMENTS

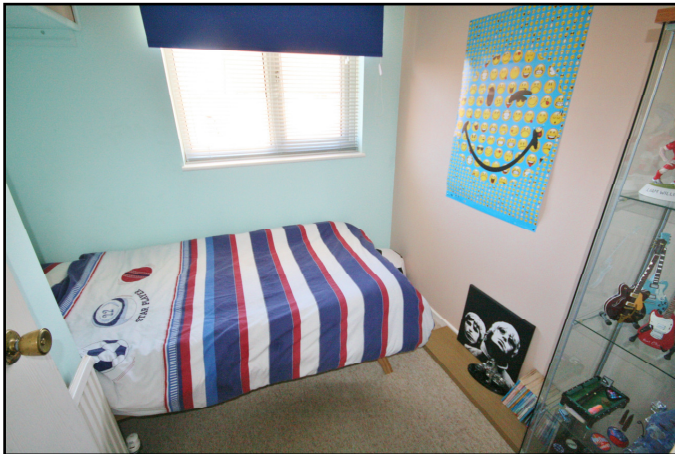
All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

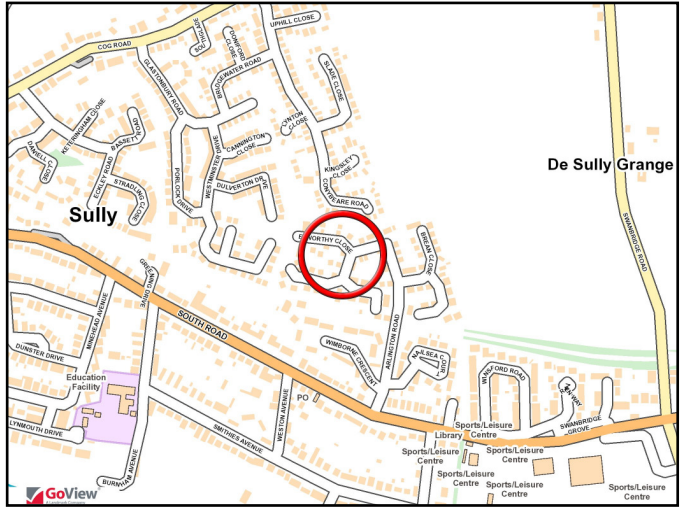
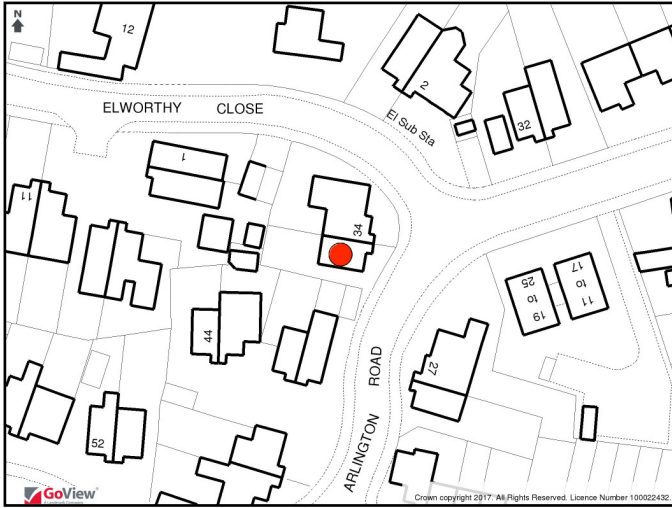
ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

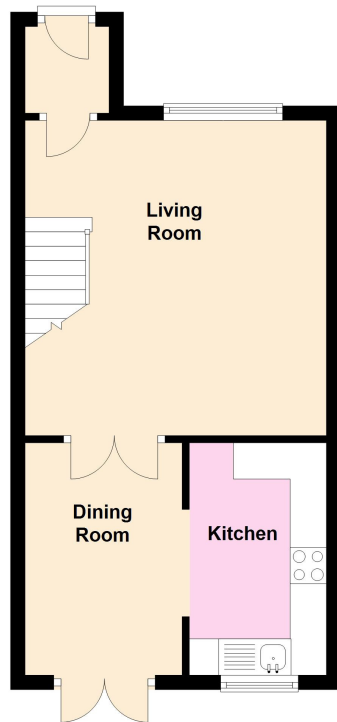
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.





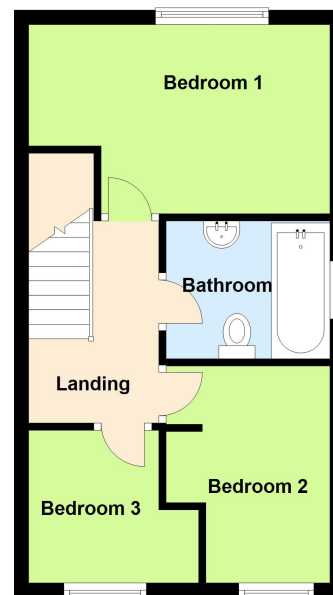
Ground Floor

Approx. 33.4 sq. metres (359.1 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



Total area: approx. 65.4 sq. metres (704.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.