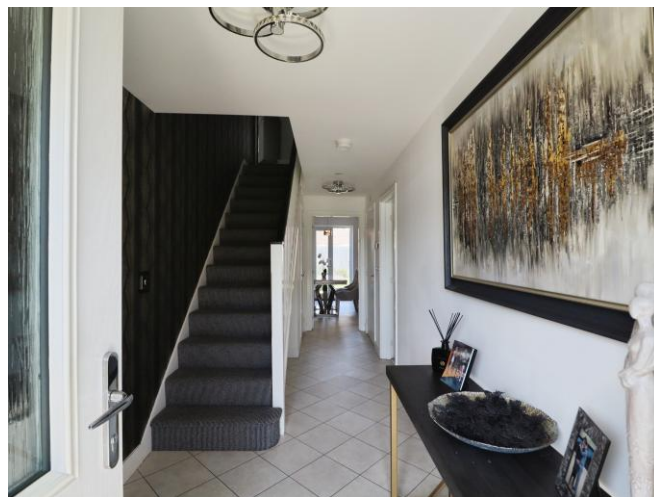




Melrose Walk, £460,000

- COUNCIL TAX BAND - F
- NO CHAIN
- IN THE HEART OF SULLY - SULLY PRIMARY SCHOOL CATCHMENT
- 4 BED DETACHED NEW BUILD HOME
- GARAGE AND DRIVEWAY
- EPC Rating: B



 4  3  2



About the property

SELLING WITH NO CHAIN, this well presented four-bedroom detached new-build home, finished to a high specification throughout and designed with modern family living in mind. Situated on a sought-after development, this beautifully presented property offers spacious, light-filled accommodation and contemporary features throughout, briefly comprises a welcoming entrance hallway with guest WC, a generous living room, and an impressive open-plan kitchen/dining/family room to the rear – the true heart of the home. The kitchen is fitted with a range of stylish modern units, integrated appliances and ample worktop space, with French doors opening directly onto the rear garden, ideal for both entertaining and day-to-day family life.

To the first floor are four bedrooms, including a spacious master bedroom with en-suite shower room, along with a modern family bathroom.

This property benefits from a private rear garden, perfect for outdoor dining and relaxation, alongside a driveway providing off-road parking with garage. Further benefits include energy-efficient construction, double glazing, gas central heating,

Surrounded by beautiful green spaces and countryside, including plenty of footpaths and cycle routes to explore. There are a number of play parks also located in and around the development, creating a safe space for families to enjoy the outdoors together. Situated in the Vale of Glamorgan, Sully offers the best of both worlds - peaceful solace in a rural location.



Accommodation

Entrance Hall

A bright and welcoming entrance hall featuring tiled flooring, stairs rising to the first floor, door leading to Living room area and kitchen / dining area, with access to a convenient ground-floor WC.

Cloakroom

Fitted with a low-level WC and wash hand basin, finished in a modern style.

Living Room

14' 4" max x 13' 3" max (4.37m max x 4.04m max)

A well-proportioned living room positioned to the front of the property, offering a comfortable and versatile space for relaxation with ample room for a range of furniture.

Kitchen / Dining Area

18' 9" max x 11' max (5.71m max x 3.35m max)
An impressive open-plan kitchen, dining and family area, ideal for modern living and entertaining. The kitchen is fitted with wall and base units, integrated

appliances and generous worktop space. The dining and family area provide flexibility for everyday living, with French doors opening onto the rear garden allowing plenty of natural light.

Utility

5' 7" x 4' 3" (1.70m x 1.30m)

A useful utility room providing additional storage with space and plumbing for appliances

Landing

Spacious landing giving access to all bedrooms and the family bathroom, with access to loft

Bedroom 1

10' 9" max x 11' 10" max (3.28m max x 3.61m max)

A double bedroom benefiting from a modern en-suite shower room, benefiting from excellent natural light and fitted bedroom storage.

En Suite

Comprising a walk-in shower, low-level WC and wash hand basin, finished with contemporary tiling.

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Floorplan



Total floor area 106.2 m² (1,143 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Important Information

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