



Beechwood Road, £490,000

- 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: C



 4  2  2



About the property

Situated within the highly sought-after development in Beechwood, Sully, this stunning four-bedroom detached new-build home offers contemporary family living finished to an exceptional standard throughout.

Boasting spacious and versatile accommodation, the property features a welcoming entrance hallway, a generous lounge, an impressive open-plan kitchen, dining and family area ideal for modern living, a separate study perfect for home working, and a convenient cloakroom. The first floor offers four well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities, alongside a stylish family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking, a detached garage, and an enclosed rear garden ideal for entertaining and family enjoyment.

Located in the desirable village of Sully, the property enjoys easy access to local amenities, highly regarded schools, coastal walks, and excellent transport links to Cardiff, Penarth, and the surrounding areas. This beautifully presented home offers an ideal opportunity for families seeking a modern property in a prime location.



Accommodation

Front of Property

An attractive frontage with a pathway leading to the front entrance, complemented by well-maintained landscaping that enhances the property's kerb appeal. The property further benefits from a private driveway providing off-road parking and access to the garage, creating a welcoming first impression

Entrance Hallway

An impressive and welcoming entrance hallway, beautifully presented with a useful understairs storage cupboard, providing practical space for coats, shoes, and household essentials. Offering access to the principal ground floor accommodation and stairs rising to the first floor, setting the tone for the quality and style found throughout the home.

Living Room

15' 3" max x 10' 8" max (4.65m max x 3.25m max)
A spacious and light-filled reception room featuring French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living and providing an ideal space for relaxation and entertaining.

Study

7' 3" max x 7' 1" max (2.21m max x 2.16m max)
A versatile and well-proportioned room with a window to the front elevation, offering an ideal space for home working,

studying, or use as a snug, playroom, or additional reception room. Designed to provide a quiet and comfortable environment while benefitting from plenty of natural light.

Utility/W.C

A practical and well-appointed combined utility and cloakroom, fitted with additional storage units and work surface space, with provision for laundry appliances. Also comprising a low-level WC and wash hand basin, providing everyday convenience while maintaining the stylish finish found throughout the home.

Kitchen/Dining Room

22' 10" max x 9' 5" max (6.96m max x 2.87m max)
A stunning open-plan kitchen, dining and entertaining space, beautifully designed as the heart of the home. The contemporary kitchen is fitted with a comprehensive range of high-quality wall and base units, complementary work surfaces, integrated appliances, and a gas hob. Elegant plinth lighting adds a luxurious finish, while the spacious dining area provides ample room for both family meals and entertaining. French doors open directly onto the rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living.

Landing

Spacious first-floor landing providing access to all bedrooms and family bathroom, access to useful attic storage.

Bedroom 1

11' 5" max x 10' 11" max (3.48m max x 3.33m max)

A superb principal bedroom located to the front of the property, offering a spacious and elegant retreat. Benefiting from a window to the front elevation, the room is flooded with natural light and further enhanced by fitted wardrobes/storage, providing excellent storage solutions. Completing the accommodation is a stylish en-suite shower room, finished to a high contemporary standard.

En-Suite

A stylish and contemporary en-suite comprising a walk-in shower enclosure, low-level WC, and wash hand basin. Beautifully finished with modern fixtures and fittings, creating a luxurious and practical space to complement the principal bedroom.

Bedroom 2

12' 6" max x 8' 6" max (3.81m max x 2.59m max)

A spacious double bedroom benefiting from fitted wardrobes/storage, offering excellent practicality and organisation. Beautifully presented and filled with natural light, this well-proportioned room provides comfortable accommodation for family members or guests.

Bedroom 3

10' 2" max x 8' 10" max (3.10m max x 2.69m max)

A well-proportioned double bedroom enjoying a window overlooking the rear garden, allowing for plenty of natural light, this beautifully presented room offers excellent accommodation with both comfort and practicality

Bedroom 4

9' 2" max x 8' 2" max (2.79m max x 2.49m max)

A generously sized bedroom enjoying a window overlooking the rear garden, benefiting from fitted wardrobes/storage, this versatile room offers excellent accommodation as a bedroom, nursery, guest room, or home office, combining practicality with comfort.

Bathroom

A beautifully appointed family bathroom finished to a high standard, comprising a panelled bath, separate shower enclosure, low-level WC, and wash hand basin. Designed with both luxury and practicality in mind, this stylish space provides the perfect setting for both busy family life and relaxation

Rear Garden

A beautiful and low-maintenance rear garden, thoughtfully designed to create an attractive outdoor living space. Featuring a generous patio area ideal for al fresco dining and entertaining, alongside areas of decorative stone with well-stocked planters for flowers, shrubs, and planting. A well-maintained lawn completes the garden, providing an excellent space for children, pets, and family enjoyment.

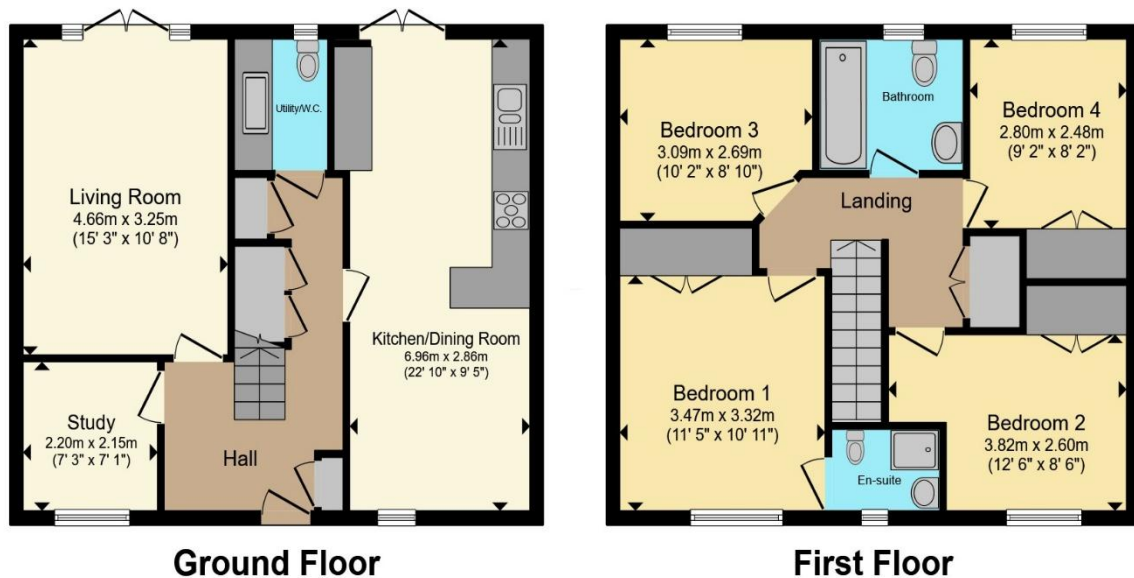
Garage And Driveway

The property benefits from a private driveway providing off-road parking for multiple vehicles and leading to the detached garage. The garage offers excellent secure parking, storage, or potential workshop space, complementing the practical and family-friendly nature of this impressive home.

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Floorplan



Total floor area 111.8 m² (1,204 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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