



£254,000

27 Steep Holm Walk, Sully

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Larger than average garden
- Open plan kitchen, living & dining
- Two car parking spaces
- Quiet location with sea and countryside views
- No chain
- NHBC remaining
- Excellent school catchment-Sully Primary School
- EPC B

## Property Description

Botham Williams are excited to market this beautiful two bedroom in the popular Gwel Yr Ynys, Taylor Wimpey development, Sully. Tucked away in the charming, historic village of Sully, Gwel Yr Ynys is where your dream home meets the best of all worlds! This new development is surrounded by the stunning Vale of Glamorgan countryside, just a stone's throw from the seaside beauty of Penarth and the buzz of Cardiff city centre. At Gwel Yr Ynys, you can soak up the peace of village life, bask in the sun by the sea, and dive into city adventures—all from your new front door.

## Main Particulars

### Entrance Hall

Step into this inviting home through a bright and welcoming hallway! Stylish wooden flooring flows seamlessly throughout the ground floor, setting the tone for the rest of the home. Ample storage and convenient access to the WC complete this space.

### Kitchen

3.87m x 2.67m

A sleek and modern open-plan kitchen, fitted with stylish wall and base units. Cook up a storm with a high-quality gas hob, electric oven, and extractor hood.

### Lounge

3.87m x 5.36m

Spacious and full of natural light, this stunning open-plan lounge is the heart of the home. The beautiful wooden flooring continues, leading to elegant French doors that open onto the private rear garden—ideal for relaxing or hosting guests. A staircase provides effortless access to the first floor.

### WC

1.12m x 1.39m

A convenient and stylish ground-floor WC, complete with a modern white cloakroom suite.

FIRST FLOOR:

#### Bedroom 1

3.87m x 2.77m

A generous double bedroom at the front of the property with the most beautiful sea and countryside views. It has built-in storage, carpet and a large double-glazed window that fills the space with natural light.

#### Bedroom 2

3.87m x 2.27m

A bright and airy bedroom at the rear of the property with plush carpet flooring and a large double-glazed window, making it a cosy and comfortable space to unwind.

#### Bathroom

1.77m x 1.79m

A stylish family bathroom featuring a crisp white suite, elegant partially tiled walls, and a shower-over-bath setup.

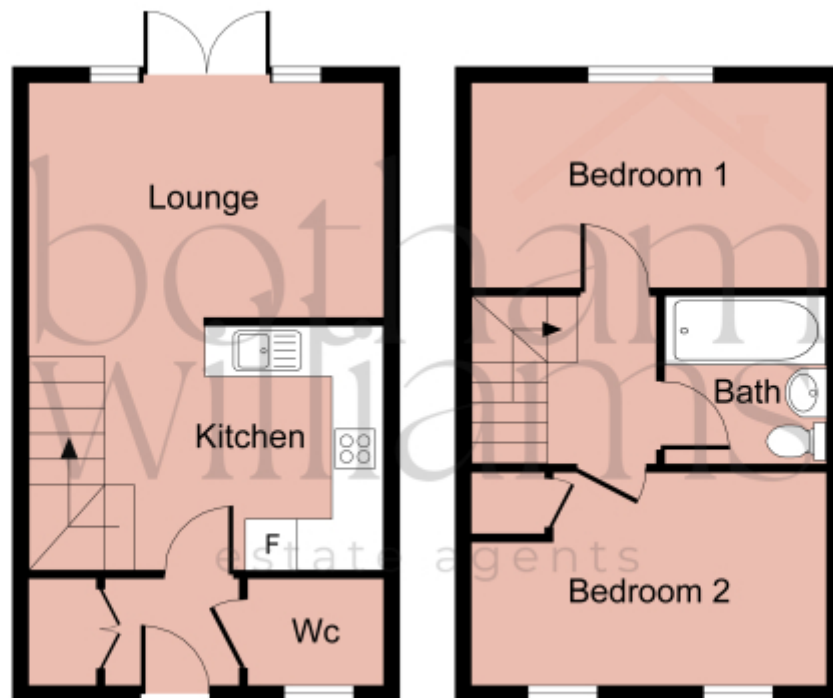
#### Garden

Step outside into your private rear garden, complete with a paved area and turf—ideal for outdoor dining or soaking up the sun. This garden is much larger than average. It has convenient side access and off-street parking to make everyday living easy and hassle-free.

This home is a perfect blend of comfort, style, and practicality—don't miss out.







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

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