





Brean Close, Sully, Penarth, CF64 5TS

allen & harris

Welcome to

Brean Close, Sully, Penarth

A well-presented three-bedroom semi-detached home located in a popular cul-de-sac in Sully. Benefiting from an enclosed south-facing rear garden, partial sea views from Bedroom Two, and excellent access to local schools, amenities, and coastal walks.













Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Enter via a wooden glazed door. Radiator with cover. Stairs to first floor.

Lounge

Double glazed window to front. Under-stair storage. Radiator. TV point. Arch to dining room.

Dining Room

Double glazed window to rear. Radiator. Door to kitchen.

Kitchen

UPVC door to rear. Double glazed windows to rear and side. Wall and base units. Sink and drainer. Tiled splashback. Five ring gas hob with extractor. Eye-level oven. Fridge. Washing machine. Wall mounted boiler. Radiator.

Landing

Double glazed window to side with Channel views. Doors to all rooms. Loft access.

Bedroom One

Double glazed window to front. Built-in wardrobe. Radiator.

Bedroom Two

Double glazed window to rear with partial sea views. Airing cupboard.

Bedroom Three

Double glazed window to front. Built-in wardrobe. Radiator.

Bathroom

Obscured double glazed window to rear. Panelled bath with shower above. Wash hand basin. WC. Partially tiled walls. Tiled floor.

Front Garden

Partially laid to lawn. Hardstand.

Rear Garden

South facing rear garden. Enclosed with fencing. Laid to lawn. Paved patio. Additional patio with garden shed.

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Brean Close, Sully, Penarth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three-bedroom semi-detached family home
- Spacious and well-proportioned accommodation

Tenure: Freehold EPC Rating: C
Council Tax Band: D









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/PNR107160

The Property Ombudsman

Property Ref:
PNR107160 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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