



BURNHAM AVENUE

SULLY



Potential development opportunity
0.395 ACRES

*Subject to planning



BURNHAM AVENUE

SULLY, CF64 5SU - £895,000

 5 bedroom(s)

 4 bathroom(s)

 3760.00 sq ft

Individually designed and built and completed in 1999. Impressive detached house boasting 3,760 SQFT of versatile living space. Situated in the delightful village of Sully nestled between the 2 towns of Penarth & Barry and a drive away from the M4 corridor. Set in 0.395 acres and accessed off Burnham Ave onto an extensive drive including a detached double garage. Well placed for proximity to the beach with its walks along the Heritage coastline and the popular Sully primary School. Also feeder for Stanwell Secondary School. Briefly comprising of porch, hall, cloakroom, lounge, study, dining room, sitting room, large games room with full size snooker table heated indoor swimming pool including shower/changing room and finally an oak fitted kitchen - appliances. To the first floor there are 5 bedrooms - en suites to 2 plus family bathroom. Complimented with double glazing and gas central heating. Lawned front and rear gardens. Viewing highly recommended to appreciate the size.

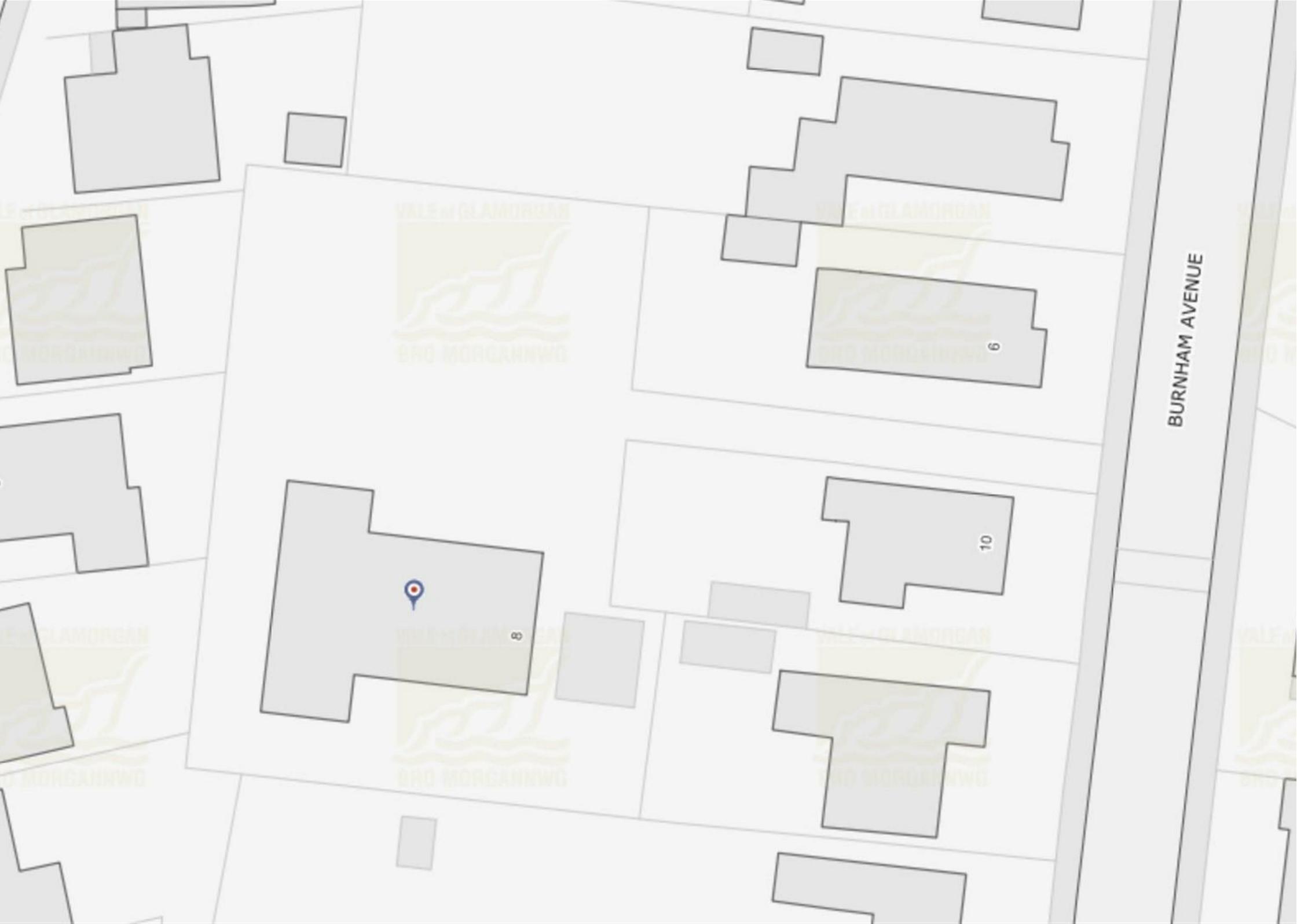
PROPERTY SPECIALIST

Mr Paul Davies

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Negotiator





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10



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

















PORCH

ENTRANCE HALL

Spacious & welcoming entrance, stairs rise to the first floor, walk in cloaks cupboard with light and housing the pool pump.

CLOAKROOM

Pedestal wash hand basin and close coupled wc, window to front, tiled surround.

LOUNGE

4.34 x 4.27 (14'3" x 14'0")

Main living room, window to front, TV point.

STUDY

3.43 x 1.47 (11'3" x 4'10")

Window to side.

DINING ROOM

5.92 x 3.45 (19'5" x 11'4")

Large formal dining room, window to rear.

SITTING ROOM

5.51 max x 4.34 max (18'1" max x 14'3" max)

Equally spacious living room, window to front, TV point.

KITCHEN

5.08 x 3.76 (16'8" x 12'4")

Fitted with oak wall and base units with round edge worktop and inset stainless steel one and half bowl sink & drainer with mixer tap, tiled splash backs, integrated dishwasher, space for fridge/freezer, plumbed for washing machine, double oven range with 7 gas burners & cooker hood, space for table & chairs, window to rear plus door to the garden.

GAMES ROOM

7.65 x 5.94 (25'1" x 19'6")

Impressive room with full size snooker table, 2 windows to front and window to side.

POOL ROOM

8.99 x 5.92 (29'6" x 19'5")

Fully tiled and tiled floor with inset tiled heated pool - 5' in the deep end, 2 windows to side and window to rear plus French doors to the garden.

SHOWER/CHANGING ROOM

Tiled walls and floor - large walk in shower enclosure, pedestal wash hand basin and close coupled wc, wall mounted combination boiler for pool, extractor fan, window to rear.

FIRST FLOOR LANDING

Spacious landing plus access to the loft.

MASTER BEDROOM

5.18 x 3.56 (17'0" x 11'8")

Impressive master, window to front, walk in dressing room with 2 double wardrobes - sliding doors on entry.

EN SUITE SHOWER ROOM

2.64 x 1.98 (8'8" x 6'6")

Fully tiled, fitted with shower cubicle, vanity wash stand with twin china basins and close coupled wc, electric shaver point, window to side.

BEDROOM 2

5.99 max x 3.10 (19'8" max x 10'2")

Large double bedroom, 2 windows to rear.

EN SUITE SHOWER ROOM

Fully tiled with shower cubicle, pedestal wash hand basin and close coupled wc.

BEDROOM 3

5.99 x 3.10 (19'8" x 10'2")

Large double bedroom, 2 windows to front.

BEDROOM 4

4.88 x 3.10 (16'0" x 10'2")

Large double bedroom, window to front.

DRESSING ROOM/BEDROOM 5

3.63 x 2.08 (11'11" x 6'10")

Currently a superb dressing room equally could be a 5th bedroom with the installation of windows, access to the eaves for storage.

FAMILY BATHROOM

2.95 x 2.06 (9'8" x 6'9")

Fully tiled, panel corner Jacuzzi bath, pedestal wash hand basin, close coupled wc & bidet, extractor fan.

GROUND

Set in exceptional grounds via a 120' bricked approach onto a sweeping drive allowing extensive off road parking, twin front lawn plus woodland area - mature trees & shrubs, access on either side to an enclosed lawned South facing garden with full width patio.

DOUBLE GARAGE

5.92 x 5.31 (19'5" x 17'5")

Detached brick built double garage, remote control electric door, light & power, window to rear and door, storage within the roof.

COUNCIL BAND I - £4,052.58



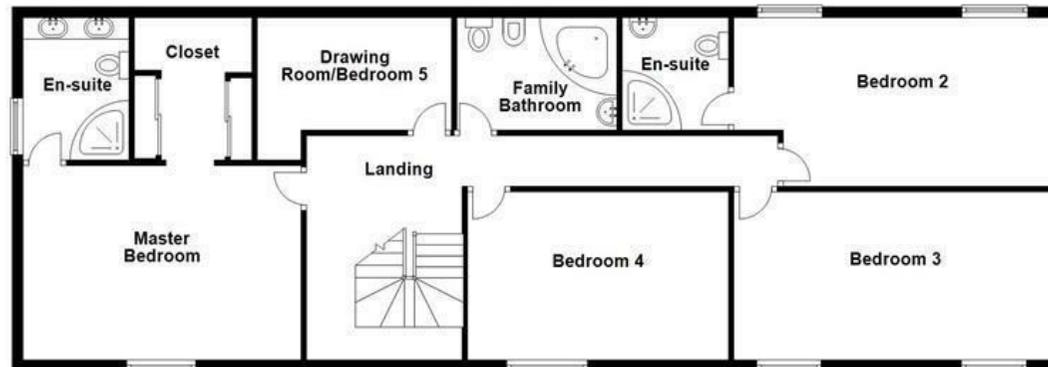
” This individually detached detached house has been a great family home since construction in 1999. Superbly positioned for Sully primary School and indeed the fields & beach just off the school. Also, a short walk to the One Stop convenience store and Doctors Surgery. This would make a great home for a growing family. ”

Comments by Mr Paul Davies

Ground Floor
Approx. 228.2 sq. metres (2455.8 sq. feet)



First Floor
Approx. 121.2 sq. metres (1304.4 sq. feet)



Total area: approx. 349.3 sq. metres (3760.2 sq. feet)

www.jeffreyross.co.uk

Jeffrey Ross