

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



SMITHIES AVENUE  
SULLY





**PORCH**  
Generous porch - timber double glazed with access via French doors, tiled floor.

**ENTRANCE HALL**  
**14.63m x 1.98m (48' x 6'6")**  
Impressively long entrance hall allowing access to all ground floor rooms, stairs rise to the first floor, cloaks cupboard to the far end.

**LOUNGE**  
**8.26m x 3.84m (27'1" x 12'7")**  
Large through room (originally 2 rooms, bay window to front with 2 side windows, TV point.

**KITCHEN DINING**  
**8.92m x 4.06m max (29'3" x 13'4" max)**  
With spacious dining area - window to side and open to the kitchen - extensively fitted with a modern range of wall & base units with compacted laminate worktop and inset one & half bowl sink & drainer with mixer tap, integrated appliances include dishwasher plus built in double oven, 5 ring induction hob with cooker hood over plus space for an American style fridge/freezer, features include an island unit including breakfast bar plus a built in wine chiller, French doors overlook and lead into the garden.

**BEDROOM 2**  
**3.76m max x 3.53m (12'4" max x 11'7")**  
Double bedroom, bay window to the front and side window, 2 built in double wardrobes.

**BEDROOM 3**  
**3.78m max x 3.76m (12'5" max x 12'4")**  
Double bedroom, window to side, 2 built in double wardrobes plus over head cupboards, engineered wooden floor.

**BEDROOM 4**  
**3.56m max x 3.43m (11'8" max x 11'3")**  
Double bedroom, 2 velux roof windows to side, built in wrap-around wardrobes plus over head cupboards.

**UTILITY ROOM**  
**3.61m x 1.45m (11'10" x 4'9")**  
Quality fitted 2 tone wall and base units with solid granite worktop and one and half bowl sink & drainer with mixer tap, plumbed for washing machine, tiled floor, connecting door to the garage, velux roof window to the side.

**DINING ROOM**  
**3.66m x 3.53m (12' x 11'7")**  
Parquet wood block flooring, French doors over look and lead into the garden.

**BATHROOM**  
Fully tiled, fitted with a 5 piece suite comprising a panel corner Jacuzzi bath, pedestal wash hand basin, close coupled wc, bidet plus a shower enclosure, window to rear.

**FIRST FLOOR LANDING**  
Spacious landing leading to all rooms on the first floor.

**LIVING ROOM**  
**5.79m max x 4.93m max (19' max x 16'2" max)**  
Impressively spacious living room with a picture front window offering a panoramic roof top view towards the Bristol Channel, TV point, storage within the eaves.

**MASTER BEDROOM**  
**6.50m max x 4.88m max (21'4" max x 16' max)**  
Magnificent master suite with walk in closet, dressing area plus en suite, main room has sliding patio doors onto a balcony overlooking the rear garden, storage within the eaves, TV point, to one corner a 12' walk in closet with light, hanging and built in cupboards.

**DRESSING AREA**  
Built in wrap-around dressing unit with drawers, velux roof window to the side.

**EN SUITE SHOWER ROOM**  
Fitted 3 piece suite comprising a shower cubicle, pedestal wash hand basin and close coupled wc, velux roof window to the side, fully tiled.

**BEDROOM 5**  
**4.95m max x 3.51m max (16'3" max x 11'6" max)**  
Large double bedroom, velux roof window to the side, 2 built in deep wardrobes.

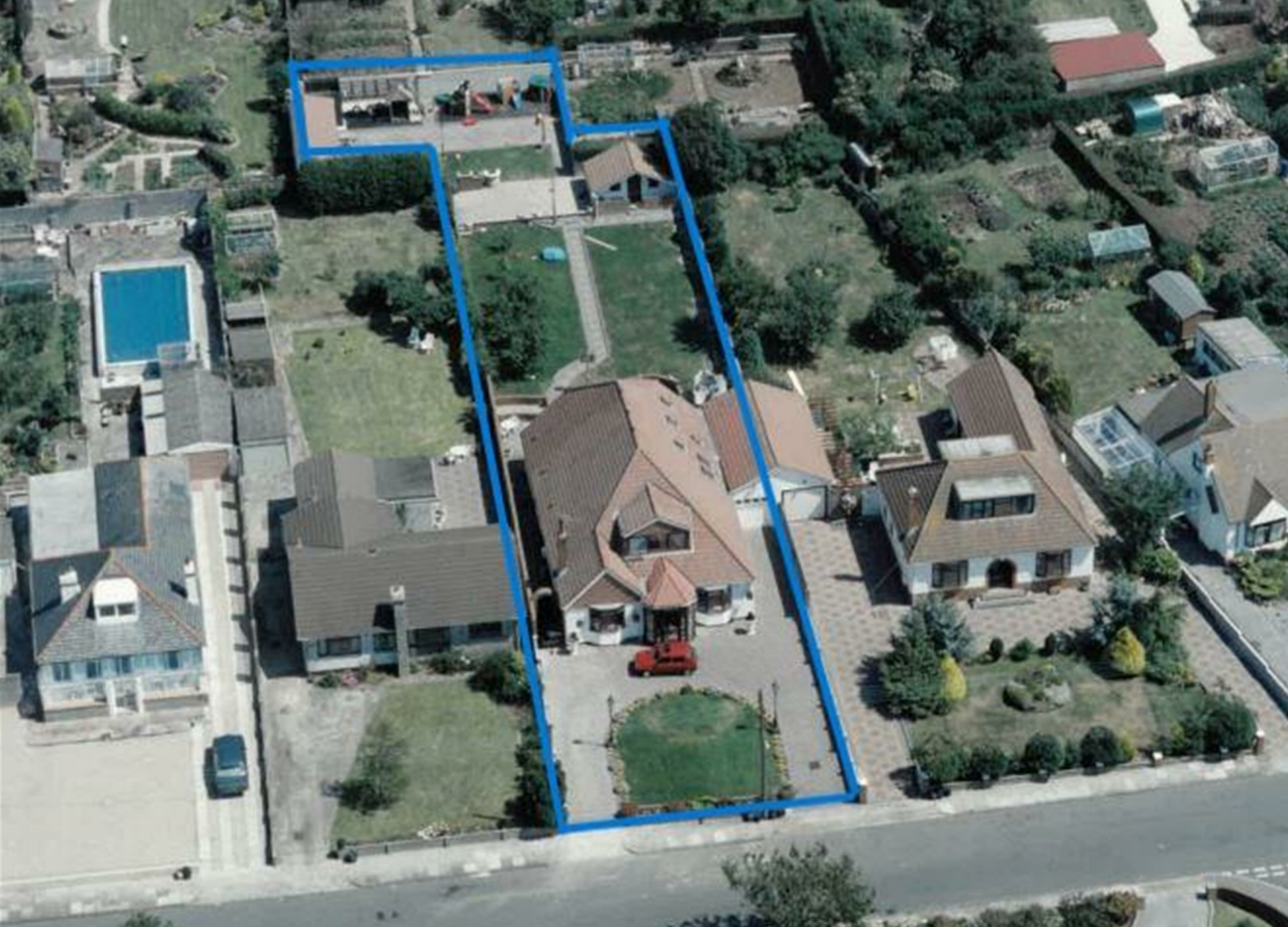
**GARDEN**  
Generous frontage with twin wrought iron gates to an 'In & Out' sweeping block paved drive allowing off road parking for numerous vehicles and leading to the double garage, boundary wall with small central lawn and ornamental water feature.  
Impressively large rear garden that was extended with an additional area towards the far end and now over 150' in length, mainly laid to lawn with near side block paved shaped patio plus central block paved patio with built in BBQ and to the far end a 60' block paved final patio, outbuildings include a detached 17' x 9' summer house with veranda plus at the rear a 2 19 x 8' garden room with adjoining 10' x 8' garden store with up & over door allowing access, boundary wall, shrub borders with fruit trees including apple, pear, plum and cherry, outside tap.

**DOUBLE GARAGE**  
**8.74m x 2.90m (28'8" x 9'6")**  
Attached double length garage with up & over doors at either end allowing additional parking within the rear garden, light & power.

**INFORMATION**  
We believe the property is Freehold.  
Council Banding - Band G £3,447.77 (2025-2026)







## SMITHIES AVENUE

SULLY, CF64 5SS - £895,000



5 Bedroom(s)



2 Bathroom(s)



3153.00 sq ft

Rarely available of this size is this incredibly large detached dormer bungalow.

Extensively extended at the rear and now boasting over 3,153 square feet of versatile living space over 2 floors. Located upon this prime and much sought after road in the delightful village of Sully.

A stones throw from the beach with its excellent walks along the Heritage coastline.

Not only has the house been extended but additional land at the rear was purchased which now provides a rear garden over 150' in length with numerous outbuildings plus fruit trees.

Also a short walk to the popular Sully Primary with FREE bus to take children to the equally popular Stanwell Secondary School in Penarth.

Briefly the accommodation comprises of a generous entrance porch, over 48' hall with 2 room lounge, dining room plus over 29' fitted modern kitchen plus dining, utility room, 3 double bedrooms each with built in wardrobes plus a 5 piece bathroom completes the accommodation to the ground floor. To the first floor there is a large front living room with views of the Bristol Channel, 5th large bedroom and at the rear a magnificent master suite with balcony to include a walk in closet, dressing area plus en suite shower room.

Complimented with upvc double glazing and gas central heating.

Viewing highly recommended.



### PROPERTY SPECIALIST

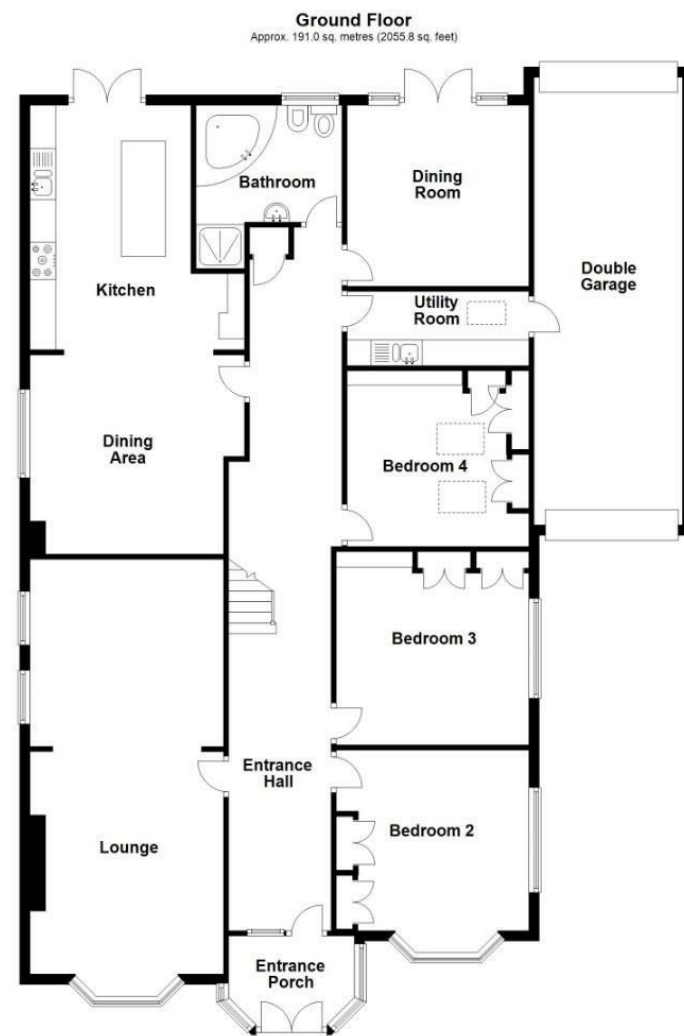
Mr Paul Davies  
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Negotiator



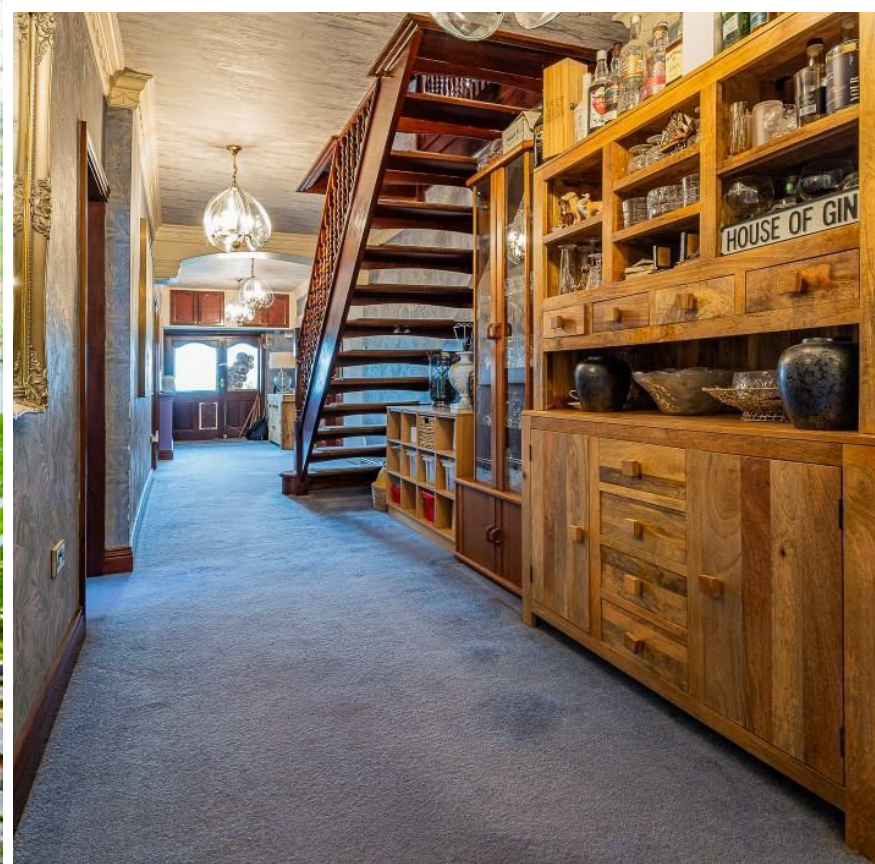
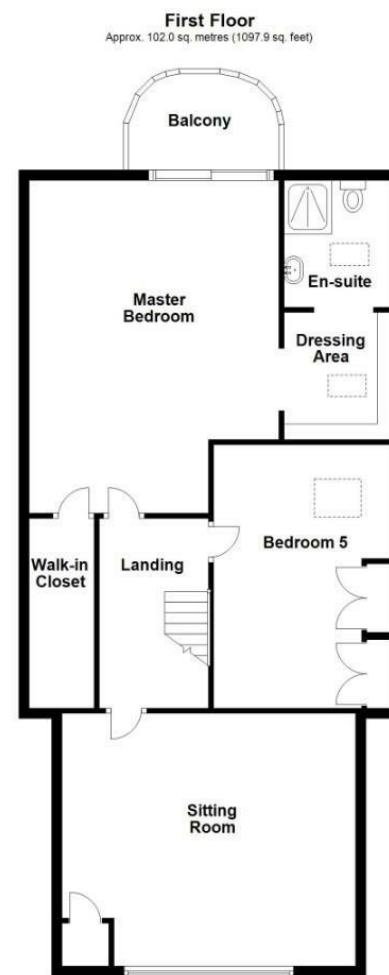




Smithies Avenue, Sully, Penarth



Total area: approx. 293.0 sq. metres (3153.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
England & Wales		EU Directive 2002/91/EC