



South Road, Sully, Penarth, CF64 5SP

Welcome to

South Road, Sully Penarth

A surprisingly spacious family home on the fringes of Sully, close to the coast and in the catchment area for the sought after Stanwell School in Penarth. Boasting three double bedrooms, downstairs cloakroom, two reception rooms, a conservatory, driveway and south facing garden.

Entrance Porch

Enter via a solid door with double glazed circular light, double glazed window to front, glazed door to entrance hall.

Entrance Hall

A nicely proportioned hall with stairs to first floor with storage cupboard under, doors to lounge, dining room, kitchen/diner and cloakroom/wc, useful area ideal for further storage or as a study space, radiator.

Cloakroom/wc

Double glazed window to side, wc, corner wash hand basin.

Lounge

12' 9" x 12' 7" max (3.89m x 3.84m max)
Double glazed window to front, opening to dining room, radiator

Dining Room

13' 11" x 12' 7" max (4.24m x 3.84m max)
Double glazed window to rear, door to kitchen/breakfast room, radiator

Kitchen / Breakfast Room

12' 4" x 12' (3.76m x 3.66m)
Double glazed window to side, floor and wall mounted kitchen units with contrasting work surfaces over, single bowl and drainer sink unit with mixer tap over, integrated electric hob with stainless steel splashback and cooker hood above, integrated eye level oven and separate grill, space for fridge-freezer and automatic washing machine, space for table and chairs, laminate flooring, door and window to conservatory.

Conservatory

12' 7" x 12' 5" max (3.84m x 3.78m max)
Double glazed full height windows to rear overlooking the garden, part double glazed door and window to side, laminate flooring, door to utility cupboard

Utility Cupboard

Space for an automatic washing machine and dryer, laminate flooring

Landing

Spindles and balustrades, loft access, doors to three double bedrooms and bathroom.

Bedroom 1

12' 8" x 12' 6" (3.86m x 3.81m)
Double glazed window to front, cupboard housing gas central heating combi boiler, radiator

Bedroom 2

12' 9" max x 12' 4" (3.89m max x 3.76m)
Double glazed window to rear with distant sea view, built in cupboard to side of chimney breast, radiator

Bedroom 3

12' 4" x 12' (3.76m x 3.66m)
Double glazed window to rear with distant sea view, radiator

Bathroom

Double glazed window to front, panelled bath, wc, wash hand basin set into a vanity unit with mixer tap, separate corner shower cubicle with electric shower, tiled walls, towel rail.

Front Garden

Brick paved driveway for 3 to 4 cars which continues to the side of the property providing access to the rear garden

Rear Garden

Southerly facing rear garden consists of a large timber deck with the remainder laid to lawn with timber fenced boundaries to all sides, planted shrub borders and side access to front.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Welcome to
South Road,
Sully, Penarth**

- Council Tax Band - F
- THREE DOUBLE BEDROOMS AND TWO SPACIOUS RECEPTION ROOMS
- SOUTH FACING GARDEN AND DRIVE FOR SEVERAL CARS
- DOWNSTAIRS WC, UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: D

guide price

£350,000

directions to this property:

On entering Sully from the West on the B4267, continue through the village passing three right hand turnings and just before the fourth turning into Clevedon Avenue, the property can be found on the right hand side marked by our For Sale board.



view this property online allenandharris.co.uk/Property/PNR106298



Property Ref:
PNR106298 - 0008

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