

hrt
herbert r thomas

7 Oyster Bend

Sully, Penarth, The Vale Of
Glamorgan, CF64 5LW

hrt.uk.com



7 Oyster Bend

Asking price **£1,250,000**

A truly spacious, five bedroom detached dormer bungalow spanning circa 3500ft², enjoying uninterrupted coastal views over the Bristol Channel. Peacefully positioned in a secluded end plot within a quiet residential select cul-de-sac

Architect designed and built versatile accommodation spanning circa 3500ft² with linked annex.

Accommodation comprises an entrance porch, hallway, sitting room, open plan living/dining room, kitchen, breakfast room, utility room, WC, principal first floor bedroom with dressing room, en-suite bathroom and coastline facing balcony and two further ground floor double bedrooms with en-suites.

Linked annex offers a living room, kitchen, two further spacious bedrooms (one currently a home office/study) and a shower room.

Linked annex offers a living room, kitchen, two further spacious bedrooms (one currently a home office/study) and a shower room.

Private gated entrance into generous fully landscaped end plot with land extending to the 'high tide' line.

Well connected to Penarth Town Centre, Cardiff City Centre, private and public transport links and M4 corridor.

Large front driveway allowing parking for numerous vehicles, double garage, workshop and aviary.





A truly spacious, five bedroom detached dormer bungalow spanning circa 3500ft2, enjoying uninterrupted coastal views over the Bristol Channel. Peacefully positioned in a secluded end plot within a quiet residential select cul-de-sac with the local primary school, shops, amenities and beach in walking distance. Double-glazed sliding door leads into a large tiled PORCH with floor to ceiling windows framing the front garden beautifully with an internal door to DOUBLE GARAGE AND WORKSHOP. A striking stained glass hardwood door flanked by glazed panels opens into the tiled HALLWAY with floor to ceiling windows to the front and door to ANNEX. A separate door leads into the spacious SPACIOUS SITTING ROOM with carpet and large glazed sliding doors opening directly to the front garden. Half turn stairs with turned wood balustrade rising to the PRINCIPLE BEDROOM SUITE and separate WC with pedestal hand basin and matching WC with vinyl flooring and wall mounted towel rail fitted. Double doors welcome you in to the spacious LIVING ROOM/DINING ROOM where multiple large windows draw the eye to the rear garden with the coastline providing a scenic backdrop. Solid wood flooring is laid throughout, a sunken living space with central gas fireplace and slate hearth provides a warming focal point. Two sets of aluminium doors open directly out,???? The fully fitted KITCHEN offers a host of cabinetry with shaped granite countertops and integral appliances such as the fridge/freezer, a 'Neff' electric oven/grill, a 'Neff' microwave and

a 'Neff' electric hob to remain with plumbed provision for white goods. Garden views are enjoyed from a large window over the sink and a wide serving hatch/breakfast bar, provides a sociable connect to the living dining room. The BREAKFAST ROOM is a naturally bright space with generous ceiling height and is triple aspect with access to the side elevation and rear garden. Just off, lies a highly practical BOOT ROOM/UTILITY ROOM with a run of wall and base mounted units, rolltop worksurfaces, stainless steel sink with tap over, plumbed provision for white goods and access to the 'Worcester' boiler, pressurised water cylinder. Bedrooms two and three are ground floor double bedrooms benefitting from en-suites. BEDROOM TWO lies to the rear of the property with garden access and sea views and benefits from mirrored sliding wardrobe. The ENSUITE has been stylishly tiled and comprises a large walk in mains fed shower, tiled bath, floating hand basin with vanity under and matching WC. BEDROOM THREE lies opposite bedroom 2 and is frontward facing with fitted carpet and integrated double wardrobes. An ENSUITE SHOWER ROOM offers a corner shower enclosure, WC and sink with window to the front elevation and easy to maintain panelling to the walls. The PRINCIPLE BEDROOM SUITE is located on the first floor. This spacious double bedroom with built in mirrored wardrobes, access to eaves storage and access to a private, semi-sunken, decked balcony taking in elevated, panoramic views over Sully beach and beyond. A

DRESSING ROOM provides a large run of open hanging space with VELUX window bringing in natural light. The ENSUITE BATHROOM is well appointed with a 5-piece white suite comprising a 'Jacuzzi' bath, double side by side wash hand basins, bidet and a WC with a Velux window and large window with partial sea view. The ANNEX accommodation is accessed off of the main hallway via a part glazed timber door. Off a carpeted hall lies a predominantly tiled SHOWER ROOM with corner shower cubicle, pedestal hand basin, WC, chrome heated towel rail and extractor fan fitted. BEDROOM FOUR is a double bedroom with fitted carpet and large windows to the side elevation. The vaulted LIVING ROOM offers direct access to the hedge lined, side decked area with a vaulted ceiling and wooden stairs rising to BEDROOM FIVE which is currently used as a HOME OFFICE/STUDY with Velux window to the side and access to eaves storage. Finalising the annex accommodation is a fitted KITCHENETTE with wall and base mounted storage, roll top worktops, sink and plumbed provision for white goods with a side window. A private gated entrance leads to a large block paved driveway allowing off road parking for numerous vehicles and onwards to a linked DOUBLE GARAGE/WORKSHOP with an electric up and over door. A beautifully landscaped front garden offers a defined well cut lawn with well stocked, planted borders and fruit trees. Gated access from the side opens to the SOUTH FACING REAR GARDEN with level lawn, established planting enhancing the coastal aspect with a number of decked seating areas and pergola to enjoy alfresco dining and entertaining. A private hedge lined area with another decked seating area houses the Avary that could be used as a fruit cage.

AWAITING FLOORPLANS





Directions

Approaching sully from Penarth on the B4267, take the first turning left after the sports ground into Clevedon Avenue, turn 1st right onto Smithies Avenue then 1st left onto Oyster Bend, continue this road around and at the head of the cul-de-sac, the gated entrance for No.7 will be to your left. WHAT3WORDS: jokes.slug.dish

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band I
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

