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herbert r thomas

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6 De Sully Close

Sully

The Vale Of Glamorgan

CF64 5WN



## 6 De Sully Close

Asking price **£399,950**

A very well presented three bedroom, modern, detached home, with many enhancements, both inside and out. Offering private driveway and garage parking, enclosed rear garden with a bespoke red cedar garden room. Conveniently located within the Cog Road development close to local shops, schools, beach and countryside walks.

Beautifully presented modern family home

Taylor Wimpey built in 2022

Ground Floor - Hall, Living room, Kitchen/diner, WC

First Floor - Three bedrooms and family bathroom

Driveway parking for two vehicles leading onto single garage

Landscaped, fully enclosed rear garden

A bespoke-built red cedarwood garden room offering versatile use

Positioned peacefully within the development

Great connectivity to local amenities of Sully Village, Penarth and Cardiff









Composite glazed front door opens to the HALLWAY with tiled flooring, fitted ceiling light and a straight carpeted stairs rising to the first floor.

A generous front LIVING ROOM has a continuation of the tiled flooring, custom built media wall with feature electric fire under and window to the front elevation.

The accommodation continues to the rear of the property with a highly sociable, open plan KITCHEN/DINER.

A timeless shaker style fitted kitchen configured in a 'U' shape providing brilliant storage.

Appliances to remain include a gas hob, split level oven and grill, integrated fridge/freezer, washing machine and dishwasher. In addition, a large walk-in cupboard/pantry provided further storage options.

A large fully tiled WC has been stylishly finished with modern 'Gerberit' low level WC and hand basin.

Upstairs, off a carpeted landing are three bedrooms and family bathroom with access to the attic. BEDROOM ONE is a well-balanced double with frontward facing views with venetian blinds to remain. Two sets of double wardrobes have been fitted providing great storage.

BEDROOM TWO lies to the front of the home, well-presented and double in size with fitted carpet and a large built-in wardrobe.

BEDROOM THREE, uPVC double glazed window to front. Carpet, radiator, over stair store cupboard.

FAMILY BATHROOM has modern tiling throughout and comprises a four piece 'Gerberit' suite with panelled bath, rainfall shower over, wash basin and WC.

To the front lies a manicured, naturally planted border with side double driveway that can accommodate two vehicles with a fitted EV charging port to remain. Extending beyond lies a single GARAGE with 'up & over' door with power and lighting fitted.

thoughtfully designed for entertaining and family life. A large patio leads into a lawn area.

A sizeable, fully insulated, bespoke built, red cedarwood GARDEN ROOM has been constructed and installed by 'Garden Room Wales'. Currently used as a bar/games room with glazed French doors and windows drawing natural light in. Timber style flooring fitted and fully decorated throughout with modern downlighting, electric point and heating via electric panel radiator. Former a home office/study this space is truly versatile and could always be a studio/gym or further guest accommodation.





### Directions

From Cardiff travel towards Penarth. Proceed along the A4055 towards Dinas Powys. At the lights turn left. Take the first right onto Sully Road. Proceed to a fork in the road and bear right onto Cog Road, taking the 1st left onto Melrose Walk. Take the 2nd left onto Steep Holm Walk then 1st left onto De Sully Close where No.6 will be to your left hand side shortly before the 'T' junction.  
What3words: paddock.court.digestion

### Tenure

Freehold

### Services

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

Viewing strictly by appointment through  
Herbert R Thomas

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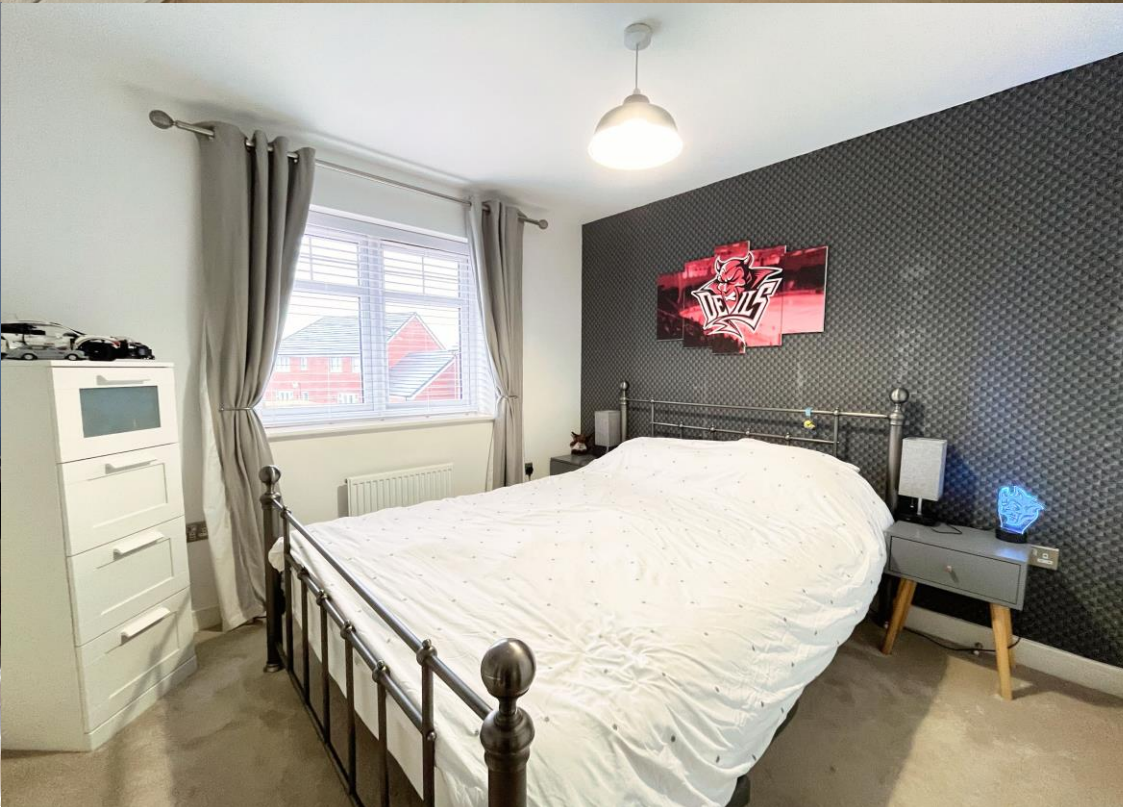
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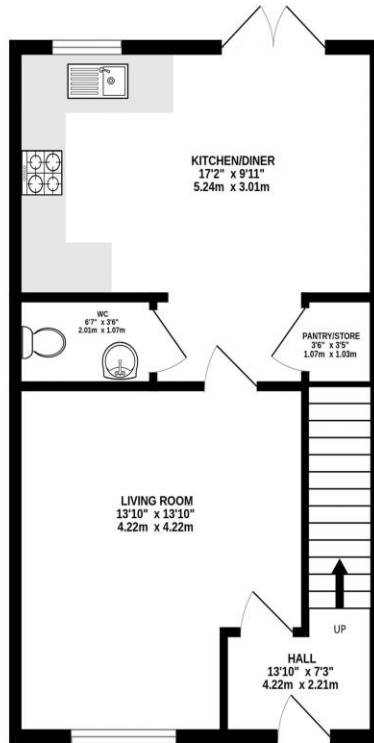
**AWAITING EPC**

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.

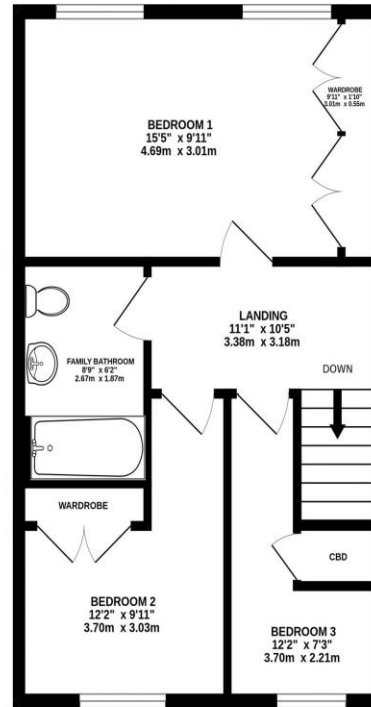




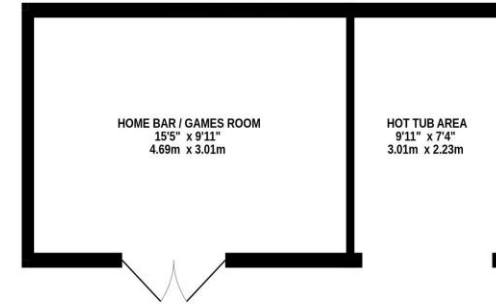
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



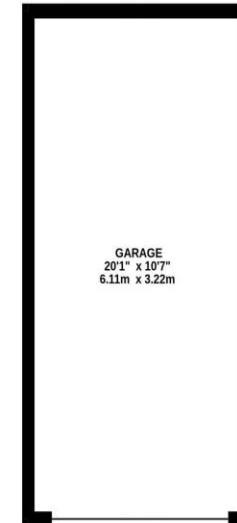
1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



GARDEN ROOM  
224 sq.ft. (20.8 sq.m.) approx.



GARAGE  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1370 sq.ft. (127.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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