

# 9 Meadowview Court

Sully, Vale of Glamorgan, CF64 5AY



A well-presented three bedroom detached bungalow located in a small, quiet cul-de-sac in the coastal village of Sully, close to the renowned Sully Inn, The Old School community centre, Church and GP surgery. Sold with no onward chain, the well laid-out property comprises an entrance hall and cloakroom, a spacious, sunny living/dining room onto the rear garden, kitchen, bathroom and three bedrooms. With off-road parking to the side, the well-established front garden and south-facing patio rear garden with rose-filled borders are easy to maintain. Viewing is advised to appreciate the location, quality and versatility this home has to offer. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£435,000**

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## **Accommodation**

### **Entrance Hall**

Tiled floor. Central-heating radiator. Two built-in cupboards: one with a 2 year-old Glow Worm gas combination boiler; the second a utility cupboard with plumbing for washing machine and stacked tumble dryer. Recessed lighting. Power points. Doors to all rooms.

### **Living / Dining Room 25' 6" max x 15' 9" max (7.77m max x 4.81m max)**

A very spacious, sunny living/dining room across the south-facing rear of the property with uPVC double-glazed windows and aluminium double-glazed bi-fold doors onto the garden. Fitted carpet. Coved ceiling. Central-heating radiators. Power points and TV point.

### **Kitchen 7' 6" x 15' 3" (2.29m x 4.64m)**

A bright and modern fitted kitchen comprising white gloss wall and base units with a light quartz work surfaces. Integrated appliances include an electric oven, four-zone induction hob and extractor hood. Recess for fridge freezer. Plumbing for dishwasher. Double stainless steel sink with mixer tap. Tiled floor and part-tiled walls. uPVC double-glazed windows and door to the rear. Central-heated radiator. Power points. Phone point.

### **Bedroom 1 11' 2" x 11' 10" into doorway (3.41m x 3.6m into doorway)**

Double bedroom with uPVC double-glazed window to the front. Capacious fitted wardrobes with mirrored sliding doors. Central-heating radiator. Fitted carpet. Power points. Coved ceiling.

### **Bedroom 2 8' 3" x 11' 2" (2.51m x 3.4m)**

Bedroom with uPVC double-glazed window to the front. Fitted carpet. Coved ceiling. Power points. Central-heating radiator.

### **Bedroom 3 / Dining Room / Study / Playroom 7' 9" x 16' 2" (2.35m x 4.92m)**

A versatile additional room opposite the kitchen, ideal as a dining room, study/office or playroom. Oak flooring. uPVC double-glazed windows to the front. Central-heating radiator. Coved ceiling. Power points.

### **Bathroom 8' 11" x 8' 4" (2.71m x 2.54m)**

A fully-tiled bathroom with full suite comprising rectangular shower cubicle with mixer shower, panelled bath, WC and wash basin. uPVC double-glazed window to the side. Recessed lights. Extractor fan. Shaver point. Heated towel rail. Central-heating radiator.

### **WC Cloakroom 2' 9" x 4' 9" (0.84m x 1.46m)**

Tiled floor and partially tiled walls. WC and hand basin. uPVC double-glazed window to the side.

## **Outside**

### **Front**

Easily maintained front garden laid to stone chippings. Parking for one car laid to block paving out front with a further parking area for two cars to the side. Outside tap.

### **Rear Garden**

A private, southerly rear garden laid to paving. At each end of the rose-filled border, a summer house and additional timber decking area perfect spots to catch the sun. A timber shed offers good storage. Outside tap and power points. Gated access to the front on both sides.

## **Additional Information**

### **Tenure**

The property is held on a freehold basis (WA407710).

### **Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2,637.48 for the year 2023/24.

**Approximate Gross Internal Area**  
1044 sq ft / 97 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Floor Plan**



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