

# 2 Rookery Close

Sully, Vale of Glamorgan, CF64 5TW



A very well presented modern, detached four bedroom property located in a small, quiet cul-de-sac in Sully, offering versatile, spacious living with off road parking and a private rear garden. The ground floor accommodation comprises the hall, four reception rooms, kitchen, cloakroom and utility room. There are then four bedrooms and two bathrooms above. The property has good off road parking, as well as a garage and the garden. No chain. Viewing advised. EPC: C.

**David  
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Your local Estate Agent & Chartered Surveyor

**£660,000**

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## Accommodation

### Ground Floor

#### **Entrance Hall**

Composite double glazed panel front door with window to the side. Kahrs oak flooring with matching doors to the living room, study, cloakroom and kitchen. Vertical central heating radiator. Under stair cupboard. Coved ceiling.

#### **Cloakroom** 2' 10" x 4' 11" (0.87m x 1.49m)

Vinyl floor. uPVC double glazed window to the front. Suite comprising a WC and wash hand basin with tiled splashback and storage below. Heated towel rail. Coved ceiling.

#### **Sitting Room** 11' 5" x 17' 7" (3.48m x 5.37m)

Fitted carpet. uPVC double glazed window to the front. Feature period style fireplace with coal effect gas fire and granite hearth. Glazed panel oak doors into the dining room. Coved ceiling. Power points. TV point.

#### **Dining Room** 11' 5" x 11' 0" (3.48m x 3.35m)

A dining room that joins both the living room and the kitchen. Kahrs oak flooring. uPVC double glazed doors into the garden. Central heating radiator. Power points. Coved ceiling. Timber glazed panel door into the kitchen.

#### **Kitchen** 17' 3" x 10' 0" (5.27m x 3.05m)

Tiled floor. Fitted kitchen comprising wall units and base units with contrasting cabinet doors and grey granite work surfaces and matching upstands plus breakfast bar. Lacanche dual fuel range cooker with five burner gas hob, electric and gas ovens, grill and warming drawer, stainless steel splashback and extractor hood. Integrated fridge freezer and dishwasher. One and a half bowl countersunk ceramic sink with drainer. Power points. Coved ceiling. Recessed lights. uPVC double glazed windows and door into the garden. Glazed panel oak door into the sitting room.

#### **Snug** 9' 3" x 8' 0" (2.83m x 2.44m)

A charming snug sitting room with three Velux windows and uPVC double glazed bifold doors overlooking and giving access into the garden. Tiled floor with under floor heating. Recessed lights. Oak door into the utility room. Power points.

#### **Utility Room** 9' 5" x 6' 6" (2.88m x 1.97m)

Tiled floor continued from the kitchen and sitting room - with under floor heating . Fitted wall and base units with white cabinet doors and grey granite effect laminate work surfaces. Single bowl stainless steel sink with drainer. Plumbing for washing machine and ventilation for a tumble dryer. Wall mounted gas combination boiler. Recessed lights. Extractor fan. Power points. Door into the garage.

#### **Study** 9' 1" x 16' 6" (2.78m x 5.02m)

Kahrs oak flooring. uPVC double glazed window to the front. Dado rails. Coved ceiling. Power points. Central heating radiator.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Doors to all bedrooms and the bathroom. Coved ceiling. Power points. Hatch to the loft space.

#### **Bedroom 1** 11' 3" x 13' 1" (3.42m x 3.99m)

A spacious main bedroom with fitted wardrobes and en-suite bathroom. uPVC double glazed window to the front. Recessed lights. Door to the en-suite. Power points. Central heating radiator.

#### **En-Suite** 7' 9" x 6' 3" (2.36m x 1.9m)

Suite comprising a large shower cubicle with mixer shower, WC and wash hand basin with storage below. uPVC double glazed window to the side. Heated towel rail. Fitted mirror. Extractor fan.

**Bedroom 2** 17' 4" maximum x 14' 6" into window (5.29m into window x 4.42m maximum)

A large front bedroom with eaves storage cupboards and small fitted wardrobe. uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

**Bedroom 3** 10' 0" x 11' 11" (3.05m x 3.63m)

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Coved ceiling. Kahrs oak flooring. Central heating radiator. Power points.

**Bedroom 4** 9' 1" x 8' 11" (2.78m x 2.73m)

The fourth and final bedroom, once again with uPVC double glazed window to the rear overlooking the garden. Two built-in cupboards. Laminate floor. Central heating radiator. Power points.

**Bathroom** 6' 9" x 6' 8" (2.06m x 2.03m)

A fully tiled bathroom with suite comprising a p-shaped bath, WC and wash hand basin with storage below. Heated towel rail. uPVC double glazed window to the rear. Extractor fan.

**Outside**

**Front**

Off road parking leading to the garage. Lawned are with mature planting beds. Low brick walls. There is ample additional and visitor parking in the Close.

**Garage**

Up and over garage door to the front and a door at the rear into the utility room. Power points and electric lights. Loft style storage.

**Rear Garden**

An enclosed rear garden with a northerly aspect. Predominantly laid to lawn but with areas of paved patio, stone chippings and timber decking.

**Additional Information**

**Tenure**

The property is held on a freehold basis (WA905017).

**Council Tax Band**

The Council Tax band for this property is which equates to a charge of £3,251.11 for the year 2024/25.

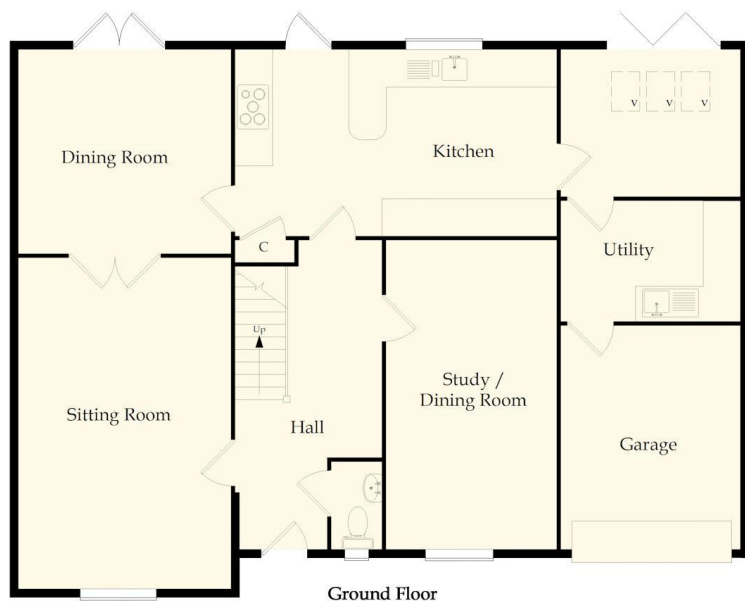
**Approximate Gross Internal Area**

1808 sq ft / 168 sq m.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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