

16 Glastonbury Road

Sully, Vale of Glamorgan, CF64 5PZ



A very well presented five bedroom detached house located in a popular part of Sully, within a half mile walk of Sully Primary School, pub, convenience store, post office and surgery. The property comprises four reception rooms, kitchen, utility and shower room on the ground floor along with five bedrooms and a bathroom above. The property has excellent off road parking to the front along with an attractively laid out garden with south westerly aspect to the rear. Viewing advised. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£535,000

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Accommodation

Ground Floor

Porch 7' 5" x 3' 2" (2.27m x 0.97m)

Composite front door and uPVC double glazed windows to the front. Fitted carpet. Electric light. uPVC double glazed door and window with stained glass to the entrance hall.

Entrance Hall

Fitted carpet. Stairs to the first floor. Central heating radiator. Coved ceiling and dado rails. Power points. Doors to the study, living room and dining room.

Study 8' 5" x 8' 4" (2.57m x 2.53m)

A front facing reception room, currently set out as a dining room but ideal as a study. uPVC double glazed window to the front. Central heating radiator. Power points. Coved ceiling.

Living Room 14' 5" maximum x 22' 11" plus bay (4.39m maximum x 6.98m plus bay)

A very spacious living room with uPVC double glazed bay window to the front and uPVC double glazed sliding doors to the rear into the sitting room. Fitted carpet. Coved ceiling. Two central heating radiators and a gas fire set in a stone surround with matching hearth. Power points and TV point.

Dining Room 10' 9" x 9' 4" (3.27m x 2.84m)

Accessed from the entrance hall and opening into the kitchen. Fitted carpet. Central heating radiator. Coved ceiling and dado rails. Power points.

Kitchen 16' 9" x 10' 7" (5.11m x 3.23m)

A very well presented kitchen with breakfast bar. Fitted kitchen comprising wall units and base units with cream gloss doors and granite work surfaces (wooden work surfaces to the breakfast bar). Integrated appliances including a five ring gas hob with extractor hood over, electric oven, combination microwave / oven / grill, fridge, dishwasher. One and a half bowl composite sink with drainer. uPVC double glazed window to the rear overlooking the garden. Coved ceiling. Recessed lights. Power points. uPVC double glazed window and door to the side. Fitted cupboard. Central heating radiator. Tiled floor. Doors to the sitting room and utility room.

Sitting Room 13' 11" x 10' 8" (4.25m x 3.25m)

A very pleasant additional sitting room with uPVC double glazed windows and doors into the garden and a light southerly aspect. Fitted carpet. Coved ceiling. Power points and TV point. Electric fire with marble surround and matching hearth. Central heating radiator.

Utility Room 8' 4" x 10' 8" (2.55m x 3.24m)

Tiled floor continued from the kitchen. Fitted wall units, base units and full height cupboards with cream gloss doors to match the kitchen and laminate work surfaces. Central heating radiator. Single bowl stainless steel sink with drainer. Space from fridge freezer. Plumbing for washing machine. Power points. Coved ceiling. Recessed lights. Door to the shower room.

Shower Room 8' 4" x 3' 4" (2.55m x 1.02m)

Vinyl flooring. Suite comprising a shower with mixer shower, WC and wash hand basin with storage below. Heated towel rail. uPVC double glazed window to the side. Coved ceiling. Recessed lights. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all bedrooms and bathroom. Coved ceiling. Hatch to the loft space which is part boarded and has an electric light. Power point.

Bedroom 1 11' 7" into doorway x 13' 3" (3.52m into doorway x 4.05m)

Double bedroom with uPVC double glazed window to the front of the house and extensive fitted bedroom furniture including two wardrobes with mirrored sliding doors, tall cupboards, overhead cupboards, drawers and shelving. Fitted carpet. Central heating radiator. Power points.

Bedroom 2 11' 7" maximum x 9' 5" (3.53m maximum x 2.88m)

Double bedroom with uPVC double glazed window to the rear giving excellent views across Sully to the Bristol Channel. Built-in wardrobe with mirrored sliding doors and a large walk-in airing cupboard with central heating radiator and fitted shelving. Power points. Coved ceiling.

Bedroom 3 8' 6" x 13' 4" (2.6m x 4.06m)

Double bedroom with uPVC double glazed window to the front and built-in wardrobe with mirrored sliding doors. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 4 7' 1" x 10' 5" (2.17m x 3.17m)

The third front facing bedroom, once again with built-in wardrobe with mirrored sliding doors. Additional fitted overhead storage, low cupboard and drawer unit. Fitted carpet. Central heating radiator. Power points. Coved ceiling.

Bedroom 5 8' 6" x 6' 5" (2.6m x 1.96m)

Single bedroom to the rear - once again with uPVC double glazed window giving excellent views across Sully and the Channel. Fitted carpet. Central heating radiator. Coved ceiling. Power points. This room is ideal as a study.

Bathroom 10' 2" x 6' 5" (3.1m x 1.95m)

A spacious family bathroom with suite comprising a shower cubicle with mixer shower, panelled bath, WC and wash hand basin with storage below. Tiled walls and floor with underfloor heating. uPVC double glazed window to the rear. Recessed lights. Extractor fan. Heated towel rail.

Outside

Front

Extensive off road parking laid to stone resin. Mature planting.

Rear Garden

A very nicely landscaped, mature rear garden with southerly aspect and a number of sitting areas. Laid to a mixture of stone resin, artificial grass and paving. Mature planting beds on all sides. Timber summer house. Storage shed. Gated side access to the front. Outside tap and lights. Two electric awnings and a lovely raised seating area with views over the Channel accessed from the sitting room.

Additional Information

Tenure

The property is held on a freehold basis (WA215862).

Council Tax Band

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

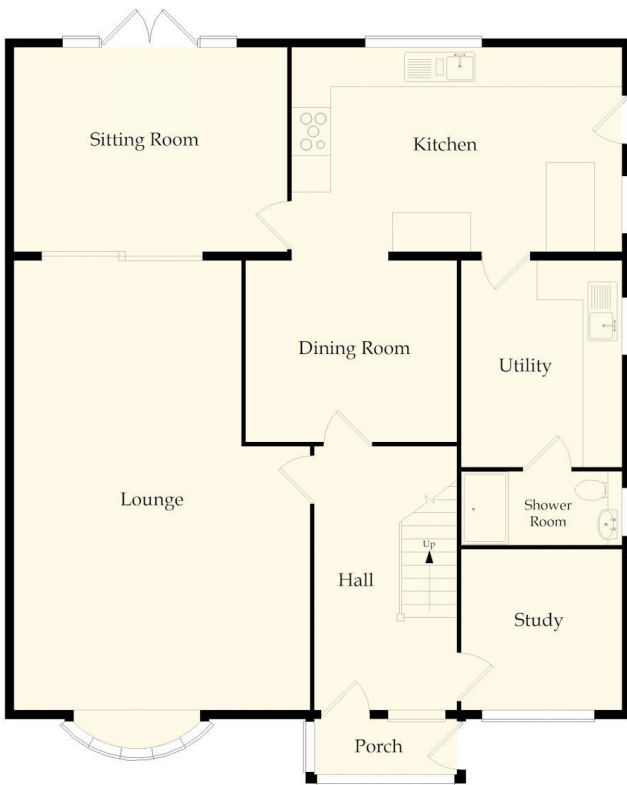
Approximate Gross Internal Area

1754 sq ft / 168 sq m.

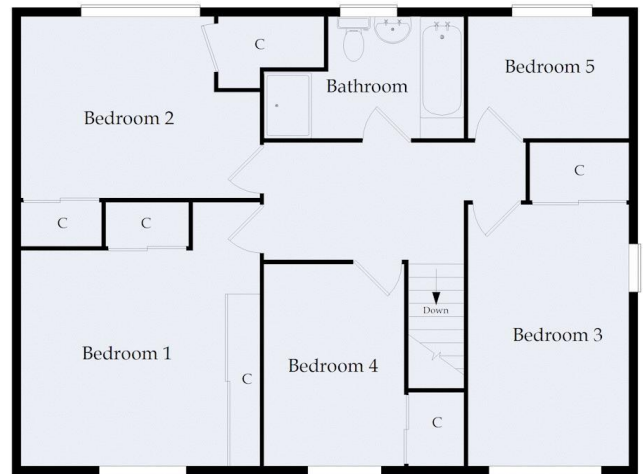
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Ground Floor



First Floor

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