

7 South Road

Sully, Vale of Glamorgan, CF64 5TG



A much loved family home for many, many years, partly renovated and now being sold with no onward chain. Ideal for young families, this property is located on a well-proportioned plot towards the end of South Road within easy reach of the Old School House community centre, convenience store, The Sully Inn and Sully Primary School. The accommodation comprises an entrance hall, two reception rooms, kitchen and utility room on the ground floor along with three bedrooms and a bathroom above. There is off road parking to the front, a garage and an enclosed rear garden. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£399,950

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Accommodation

Ground Floor

Hall

Wooden front door. Stairs to the first floor. Cornice. uPVC double glazed window to the side. Doors into the living room and sitting room. Under stair storage area with gas combination boiler.

Sitting Room 16' 4" x 13' 1" into bay (4.99m x 3.98m into bay)

Timber floor. uPVC double glazed bay window to the front. Power points. Central heating radiator. Original picture rails.

Living Room 22' 10" into recess x 10' 11" maximum (6.97m into recess x 3.32m maximum)

A spacious living room with study area and access into the kitchen. Power points. Central heating radiator. uPVC double glazed windows to the side and rear. Stone fireplace with fitted gas fire. Fitted shelving and recess cupboards.

Kitchen 7' 5" x 19' 9" (2.27m x 6.02m)

Laminate floor. Fitted wall and base units with laminate work surfaces. One and a half bowl stainless steel sink with drainer. Central heating radiator. uPVC double glazed windows to the side and rear. Door into the utility room. Part timber clad walls.

Utility 3' 1" x 8' 8" (0.93m x 2.65m)

Wooden glazed panel door into the garden. uPVC double glazed window. Plumbing for washing machine and dryer.

First Floor

Landing

Timber floor boards. uPVC double glazed window to the side. Built-in shelf and cupboard. Power points. Hatch and ladder to the loft space. Doors to three bedrooms and the bathroom.

Bedroom 1 16' 5" x 10' 7" (5.01m x 3.22m)

Double bedroom with uPVC double glazed window to the front. Timber floor boards. Central heating radiator. Power points. Original picture rails.

Bedroom 2 8' 10" x 10' 11" (2.7m x 3.32m)

Double bedroom with uPVC double glazed window to the front and built-in cupboard. Timber floor boards. Central heating radiator. Power points.

Bedroom 3 7' 2" x 7' 10" (2.19m x 2.38m)

Single bedroom. uPVC double glazed window overlooking the garden to the rear. Timber floor boards. Central heating radiator. Power points.

Bathroom 7' 4" maximum x 7' 10" (2.24m maximum x 2.38m)

Timber floor. uPVC double glazed window to the rear. Suite comprising a panelled bath with electric shower, WC and wash hand basin. Part tiled walls. Central heating radiator.

Outside

Front

Front lawn and off road parking for one car. Original stone boundary wall and gate post.

Garage 10' 4" x 18' 4" (3.15m x 5.59m)

Electric roller shutter garage door. Windows to either side and a door to the rear. Electric light.

Rear Garden

A well proportioned rear garden with paved patio and expanse of lawn. Original stone walls to one side. Mature planting throughout. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis.

Council Tax Band

The Council Tax band for this property is which equates to a charge of £2,384.15 for the year 2024/25.

Approximate Gross Internal Area

1140 sq ft / 106 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











