

2 Keteringham Close

Sully, Vale of Glamorgan, CF64 5JW



A extremely well improved and well presented detached bungalow offering spacious, open plan living accommodation, three bedrooms, off road parking, garage and attractively landscaped gardens to the front and rear. The property is in superb condition throughout and is ideal for those looking to downsize, located in a quiet cul-de-sac in this popular part of Sully. Viewing is strongly advised in order to be able to appreciate the quality of this property as well as the location. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£425,000

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Accommodation

Entrance Hall

Oak flooring. Central heating radiator. Coved ceiling. Hatch to the loft space. Composite front door with double glazed panel. Power point. Doors to the bedrooms, bathroom, WC and the main living room.

Living / Dining / Kitchen 21' 1" x 19' 2" (6.42m x 5.83m)

A fantastically remodelled living space with lounge, dining and kitchen areas. Oak flooring throughout. Feature wood burning stove with hearth. Two uPVC double glazed windows to the side and sliding doors to the rear - one set into the garden room and the other directly into the garden. Coved ceiling. Power points and TV point. Central heating radiator. The kitchen area comprises a fitted kitchen with base units and taller cupboards all either handleless gloss doors and quartz effect laminate work surfaces. There is a peninsula unit with four zone electric hob, a single bowl composite sink with drainer and a mixture of drawers and cupboards. Further integrated appliances include an electric oven, microwave and fridge freezer. From the kitchen there is ample dining space for table and chairs.

Bedroom 1 11' 3" x 10' 6" (3.44m x 3.21m)

Double bedroom with uPVC double glazed window to the front. Oak flooring. Fitted vertical blinds. Fitted wardrobe. Central heating radiator. Power points. Coved ceiling. TV point.

Bedroom 2 9' 5" x 10' 7" (2.86m x 3.22m)

Double bedroom with uPVC double glazed window to the front. Oak flooring. Fitted vertical blinds. Central heating radiator. Power points. Coved ceiling.

Bedroom 3 7' 9" x 12' 1" (2.37m x 3.69m)

Another double bedroom with oak flooring continued from the hallway. This bedroom has a uPVC double glazed window to the side. Central heating radiator. Fitted vertical blinds. Power points. Coved ceiling.

Bathroom 5' 10" x 6' 9" (1.79m x 2.07m)

Suite comprising a panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the side. Coved ceiling. Part tiled walls. Heated towel rail. Fitted vertical blinds.

WC 5' 11" x 3' 4" (1.81m x 1.01m)

Oak flooring. Suite comprising WC and wash hand basin with storage below. Central heating radiator. uPVC double glazed window to the side. Shaver point.

Outside

Front

Off road parking to the front and side for two to three cars. There is also a very attractively landscaped garden laid to lawn and with mature borders. Gated side access to the rear garden.

Garage 8' 5" x 20' 0" (2.57m x 6.1m)

Electric up and over garage door. Fitted shelving to both sides. uPVC double glazed door to the rear into the garden. One and a half bowl stainless steel sink with drainer. Plumbing for washing machine. Electric lights and power points.

Rear Garden

A very pleasant and well cared for rear garden with areas of paved patio and lawn. Mature borders and planting throughout. Raised arbor with seating area. Greenhouse. Timber shed. Seating area to the side with additional storage space that leads to the front garden.

Additional Information

Tenure

The property is held on a freehold basis (WA367318).

Council Tax Band

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

Approximate Gross Internal Area

1119 sq ft / 104 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











