

2 Cannington Close

Sully, Vale of Glamorgan, CF64 5EU



A very well-presented three bedroom semi-detached property, in excellent order throughout, located in a quiet cul-de-sac and ideal for a wide range of buyers ranging from first time buyers, downsizers and including investors. The property comprises a hall, living room and kitchen with dining space on the ground floor along with the three bedrooms and bathroom above. The property has driveway parking to the front, leading to a double height garage and there is also a pleasant and private rear garden. Viewing advised. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£330,000

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Accommodation

Ground Floor

Hall 4' 8" max x 8' 0" (1.41m max x 2.43m)

Solid oak flooring. uPVC double glazed window to the front with double glazed panel. Central heating radiator. Door to the living room and stairs to the first floor. Power point.

Living Room 11' 6" max x 14' 10" (3.51m max x 4.52m)

Solid oak flooring continued from the hall. uPVC double glazed window to the front with fitted Venetian blinds. Central heating radiator. Power points and TV point. Door to the kitchen.

Kitchen / Diner 14' 10" x 10' 2" (4.53m x 3.1m)

A quality kitchen with dining space and uPVC double glazed window and doors overlooking and opening out into the garden. Tiled flooring. Fitted kitchen comprising wall units and base units with dark blue matt finish doors and solid oak work surfaces. Integrated appliances including an electric pyrolytic self-cleaning oven, five burner gas hob, extractor hood. Single bowl ceramic sink with mixer tap and instant boiling water tap. Plumbing for washing machine. Freestanding fridge freezer. Power points. Low level fan heater. Cupboard with gas boiler. Space for a dining table and chairs.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to all rooms. Built-in cupboard with fitted shelving and the hot water cylinder. Power point. Hatch to the loft space.

Bedroom 1 8' 8" into doorway x 12' 2" (2.65m into doorway x 3.71m)

Double bedroom with uPVC double glazed window to the front and fitted wardrobes to one wall with mirrored sliding doors. Fitted carpet. Central heating radiator. Power points. Fitted shelf. Venetian blinds to the window.

Bedroom 2 8' 8" into doorway x 9' 5" (2.64m into doorway x 2.87m)

Double bedroom with fitted wardrobes and uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Power points. Mirrored sliding doors to the wardrobes. Venetian blinds to the window.

Bedroom 3 6' 6" x 9' 1" (1.97m x 2.78m)

Single bedroom, equally suitable as a home office. uPVC double glazed window to the front with fitted Venetian blinds. Fitted carpet. Central heating radiator. Power points. Dado rails.

Bathroom 6' 5" x 5' 6" (1.95m x 1.67m)

Tiled floor and fully tiled walls. Suite comprising a paneled bath with electric shower, a WC and a sink. Heated towel rail. uPVC double glazed window to the rear.

Outside

Front

A front garden laid to lawn and with driveway parking for one vehicle leading to the garage. Steps to the front door. Mature planting.

Garage 8' 8" x 16' 4" (2.65m x 4.97m)

A single garage (double height - over 4m maximum) with up and over garage door to the front and a door to the rear into the garden. Power points and electric light. Fitted shelving.

Rear Garden

An enclosed rear garden, with a westerly aspect and laid to lawn and patio. Mature planting to both sides. Outside light and tap. Door to the garage.

Additional Information

Tenure

The property is held on a freehold basis (WA341113).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £1,950.67 for 2024/25.

Approximate Gross Internal Area

725 sq ft / 67.4 sq m.

Utilities

The property is connected to mains electricity, gas, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











