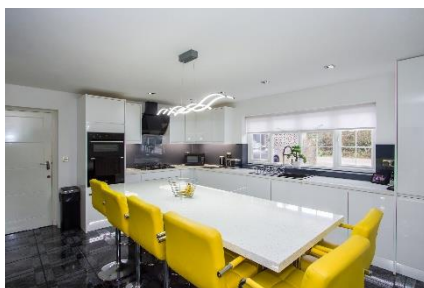


Carinya, Swanbridge Road

Sully, Vale of Glamorgan, CF64 5UF



A spacious, modern family home with a large garden, located in the village of Sully close to Primary School, beach and Wales Coast Path, pubs and restaurants as well as giving convenient access into Penarth and the wider Vale of Glamorgan. The versatile ground floor space comprises a welcoming central hallway, three reception rooms, a kitchen with dining space, a utility room and a cloakroom. There are then four double bedrooms, two bathrooms (one an en-suite) and a separate WC on the first floor. Two of those bedrooms have sea views across South Road. The property has excellent off road parking and well-proportioned gardens to the front and rear of the property. Viewing is advised. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£825,000

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Accommodation

Ground Floor

Entrance Hall 12' 8" x 9' 0" (3.85m x 2.74m)

A open entrance hall with attractive oak flooring and feature staircase to the first floor. uPVC double glazed panel front door. Power points and phone point. Central heating radiator. Coved ceiling. Doors to the sitting room, dining room, kitchen and WC.

Sitting Room 14' 0" max x 16' 2" max (4.26m max x 4.92m max)

The main reception room, off the hall and with a continuation of the oak flooring. Dual aspect with uPVC double glazed bay window the side and uPVC double glazed sliding doors to the front garden. Wood burning stove. Coved ceiling. Power points, phone and TV point.

Dining Room 20' 5" x 12' 4" plus walkway (6.22m x 3.76m plus walkway)

A large dining room with uPVC double glazed sliding doors out to the garden. Fitted carpet. Coved ceiling and dado rail. Two central heating radiators. Power points. Fitted vertical blinds to the sliding doors. Door to the kitchen along with glass doors and windows to the living room.

Living Room 19' 5" x 14' 4" (5.93m x 4.38m)

Another very pleasant reception room, this time with uPVC double glazed sliding doors out to the rear garden. Power points and TV point. Four fitted wall lights. Wall mounted electric heater. Coved ceiling. Fitted vertical blinds to the sliding doors.

Kitchen 15' 11" x 15' 5" (4.86m x 4.69m)

This is an excellent family space with comprehensive fitted kitchen and large central island. The kitchen comprises of wall units and base units with white and dark grey gloss doors and quartz effect laminate work surfaces. Integrated appliances including an electric oven and grill, five burner gas hob with extractor hood over and a dishwasher. Recess for American style fridge freezer. Single bowl composite sink with drainer. Built-in pantry style cupboard. Recessed lights. uPVC double glazed window to the side with fitted roller blind. Power points. Tiled floor. Door to the utility room.

Utility Room 8' 11" x 13' 4" (2.73m x 4.07m)

Tiled floor. Fitted wall and base units with laminate work surfaces. Plumbing for washing machine and dryer. Single bowl stainless steel sink with drainer. Wooden window overlooking the garden. Wall mounted gas boiler. Power points.

Cloakroom 7' 3" x 2' 9" (2.2m x 0.84m)

Oak flooring continued from the hall. WC and sink with storage below. Central heating radiator. High level uPVC double glazed window.

First Floor

Landing

A lovely landing with large uPVC double glazed glass door to one side, a gallery style balustrade and a large walk-in cupboard with hot water cylinder. Fitted carpet. Coved ceiling. Power point. Hatch to the loft space. Doors to the four bedrooms, bathroom and WC. Fitted roller blind to the glass door / window.

Bedroom 1 13' 6" x 20' 4" into wardrobes (4.11m x 6.19m into wardrobes)

A double bedroom with two uPVC double glazed windows, extensive fitted bedroom furniture and an en-suite shower room. Fitted carpet. Central heating radiator. Power points and TV point. Fitted roller blinds to the window. Recessed lights. Hatch to loft space. Door to the en-suite.

En-Suite 5' 7" x 10' 0" (1.69m x 3.05m)

Tiled floor. Suite comprising a shower cubicle with mixer shower, WC and sink. uPVC double glazed window. Fitted mirror with lights, shaver point and a glass shelf below. Extractor fan. Heated towel rail.

Bedroom 2 14' 0" x 16' 6" into wardrobes (4.27m x 5.02m into wardrobes)

Another spacious double bedroom, this time with uPVC double windows to two sides, one of which gives access view over the garden and the Bristol Channel across South Road. Extensive fitted bedroom furniture including wardrobes, drawers and dressing table. Central heating radiator. Fitted carpet. Power points and TV point. Fitted roller blinds to the windows.

Bedroom 3 11' 1" x 13' 8" (3.37m x 4.17m)

This is second double bedroom with views over South Road towards the Bristol Channel. Laminate floor. Central heating radiator. Power points and TV point. Coved ceiling. Fitted roller blind to the window.

Bedroom 4 16' 0" x 9' 7" (4.87m x 2.92m)

The fourth and final double bedroom. uPVC double glazed window overlooking the driveway and neighbouring field. Central heating radiator. Fitted carpet. Power points. Fitted roller blind to the window.

Bathroom 9' 7" x 9' 11" (2.91m x 3.01m)

A spacious bathroom with suite comprising a corner bath, shower cubicle with mixer shower and two wash basins. Tiled floor and walls. uPVC double glazed window with fitted roller blind. Heated towel rail. Fitted mirrors with lights. Extractor fan.

WC 6' 7" x 2' 9" (2.01m x 0.85m)

A separate WC. Fitted carpet. High level uPVC double glazed window. WC and sink.

Outside

Parking Area

The property benefits from a generous parking area, laid to tarmac and with enough space to turn a vehicle. This area as to sections of slate chippings, a small lawn with mature planting and gated access to the main garden and rear garden. Outside lights.

Rear Garden

A private garden with areas of timber decking, lawn and patio. Space and power supply for a hot tub. Timber shed. Outside lights and tap. Modern water feature.

Front Garden

A large expanse of lawn bordering South Road on the south side of the property - for all day sun. High privacy wall and mature planting. Paved patio accessed from the sitting and dining rooms.

Additional Information

Tenure

The property is held on a freehold basis (WA898571).

Council Tax Band

The Council Tax band for this property is H, which equates to a charge of £4,137.32 for the year 2025/26.

Approximate Gross Internal Area

2525 sq ft / 234.6 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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