

# 12 Castle Wood Road

Sully, The Vale Of Glamorgan, CF64 5WP



A modern four bedroom detached house, built in 2022 and offering excellent family accommodation in a quiet part of this new development in Sully, that provides easy access to Sully Primary School as well as the beach, locals shops and other amenities. The accommodation comprises an entrance hall, living room, kitchen / diner, utility and cloakroom on the ground floor along with the four bedrooms and two bathrooms above. Outside, the property has excellent off road parking to the side, a garage and an enclosed and relatively private rear garden with patio and lawned areas. Viewing is advised. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£435,000**

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## **Accommodation**

### **Ground Floor**

#### **Hall**

A nice wide hallway with luxury vinyl flooring throughout. Stairs to the first floor with under stair storage area. Built-in cupboard. Doors to the living room, cloakroom and kitchen / diner. Central heating radiator. Power points.

#### **Living Room 11' 10" x 14' 2" (3.61m x 4.32m)**

Fitted carpet. uPVC double glazed window to the front with fitted shutters. Central heating radiator. Power points and TV point.

#### **Kitchen / Diner 18' 8" x 11' 0" (5.69m x 3.35m)**

Across the full width of the rear of the property, this is an excellent kitchen with dining and sitting space plus a utility room. There fitted kitchen comprises wall units and base units with grey doors and laminate work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob, extractor hood, fridge freezer and dishwasher. One and a half bowl stainless steel sink with drainer. uPVC double glazed window and double doors to the rear garden. LVT flooring continued from the hall. Central heating radiator. Power points. Recessed lighting. Door to the utility room.

#### **Utility Room 5' 8" x 4' 3" (1.72m x 1.29m)**

LVT flooring. Fitted base units and work surface to match the kitchen. Plumbing for washing machine. Fitted shelving. Power points. Central heating radiator. Recessed lights and extractor fan.

### **First Floor**

#### **Cloakroom 6' 0" x 4' 3" (1.82m x 1.29m)**

LVT flooring. WC and wash basin. Central heating radiator. Recessed lights and extractor fan.

#### **Landing**

A spacious landing with fitted carpet, hatch to the loft space, central heating radiator and power points. Doors to four bedrooms and the bathroom.

#### **Bedroom 1 10' 8" x 11' 10" (3.25m x 3.6m)**

Double bedroom with en-suite shower room, located at the front of the house. uPVC double glazed window. Built-in wardrobes. Central heating radiator. Fitted carpet. Power points. Door to the en-suite.

#### **En-Suite 4' 9" x 6' 7" (1.45m x 2m)**

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and wash hand basin. Fitted shelf and mirror with lights. Shaver point. Central heating radiator. Recessed lights and extractor fan.

#### **Bedroom 2 9' 3" x 11' 7" (2.83m x 3.53m)**

Double bedroom with uPVC double glazed window to the rear overlooking the garden. Fitted wardrobes. Central heating radiator. Fitted carpet. Power points.

#### **Bedroom 3 9' 1" x 8' 7" *plus wardrobe* (2.78m x 2.61m *plus wardrobe*)**

Fitted carpet. Fitted wardrobes. uPVC double glazed window to the rear overlooking the garden. Power points. Central heating radiator.

#### **Bedroom 4 7' 9" x 7' 4" (2.37m x 2.23m)**

The fourth and final bedroom, this time with uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points.

**Bathroom 5' 7" x 6' 7" (1.71m x 2m)**

Tiled floor and part tiled walls. Suite comprising a paneled bath with mixer shower and glass screen, a WC and a wash basin. Central heating radiator. Recessed lights and extractor fan. Fitted mirror with lights. Shaver point.

**Outside**

**Front and Side**

Off road parking to the side, for two to three cars, that leads to the garage. Gated access to the rear garden.

**Garage**

A single garage with up and over door to the front.

**Rear Garden**

An enclosed and relatively private rear garden with areas of patio and lawn along with planting beds and a path laid to stone chippings. Outside tap. Gated access to the side.

**Additional Information**

**Tenure**

The property is held on a freehold basis (CYM865325).

**Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2528.36 for 2025/26.

**Approximate Gross Internal Area**

1101 sq ft / 102.3 sq m.

**Utilities**

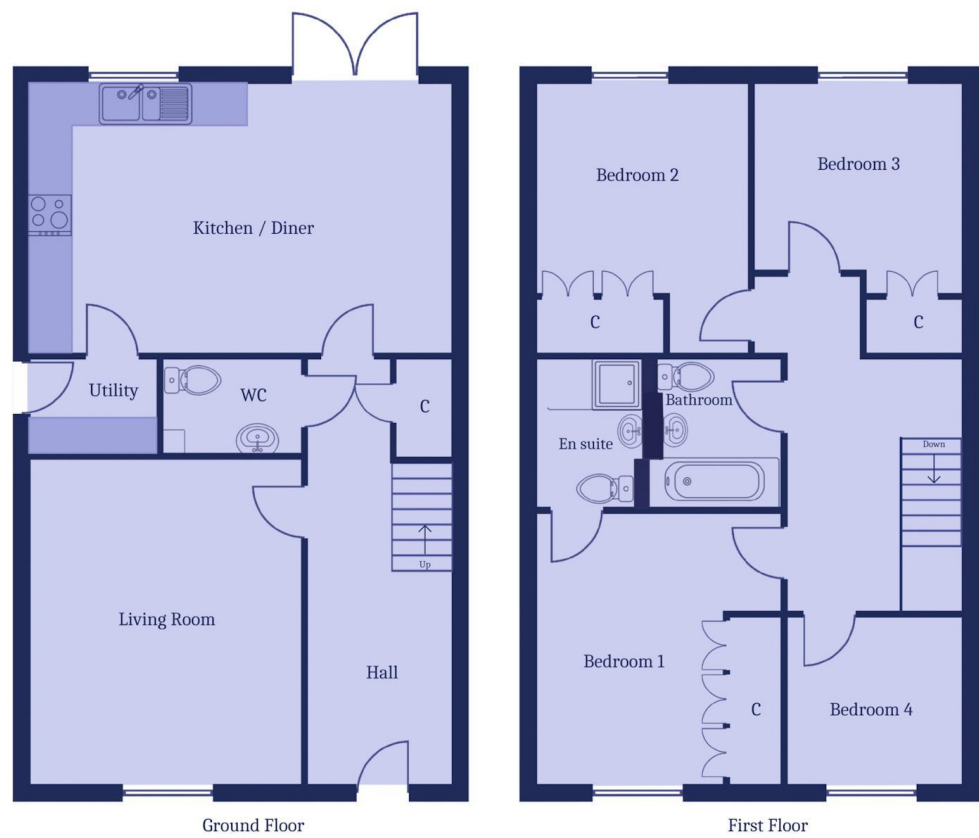
The property is connected to mains electricity, gas, water and sewerage services and has gas central heating.

**Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan



For illustrative purposes  
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