





50 Conybeare Road

Sully, Penarth

Inviting three bedroom semi-detached home with an open-plan lounge/dining area, a separate kitchen, a large rear garden, a driveway for 3 cars, a garage and a beautiful outdoor space. Ideal for family living and entertaining.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- WELL PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE AND DINING ROOM WITH A SEPARATE KITCHEN
- THREE BEDROOMS
- GENEROUS REAR GARDEN
- LONG DRIVEWAY SUITABLE FOR UP TO THREE VEHICLES
- GARAGE PROVIDING PARKING FOR ONE VEHICLE AND AMPLE SPACE FOR STORAGE
- CATCHMENT FOR SULLY PRIMARY SCHOOL AND STANWELL HIGH SCHOOL
- CATCHMENT FOR YSGOL PEN Y GARTH AND YSGOL GYMRAEG BRO MORGANNWG
- EPC D67





Hallway

Entrance via a uPVC front door with a stained glass panel into the hallway. The hallway has vinyl tile effect flooring, wallpapered walls and a textured ceiling. A carpeted staircase, double opening wooden doors leading into the lounge and a radiator.

Lounge

13' 3" x 12' 4" (4.04m x 3.76m)

Laminate wood effect flooring, smooth walls with a feature wallpapered wall and a textured coved ceiling. A large front aspect window, a radiator and a feature fireplace with a wooden mantel. A door leading to an understairs storage cupboard. Open to the dining room.

Dining Room

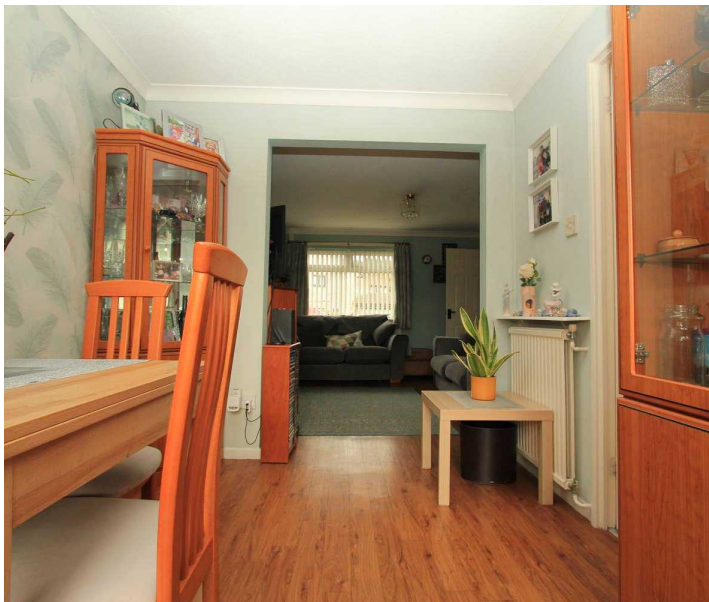
11' 3" x 7' 11" (3.43m x 2.41m)

A continuation of the laminate wood effect flooring from the lounge, smooth walls with a feature wallpapered wall and a textured coved ceiling. Sliding glass doors leading to the garden, a radiator and a door leading through to the kitchen.

Kitchen

11' 2" x 7' 5" (3.40m x 2.26m)

Vinyl wood effect flooring, fully tiled walls and a smooth ceiling. Matching white eye and base level units, complementing worktops with a black one and a half bowled sink inset with a stainless steel mixer tap ovetop. Space for a freestanding oven and fridge/freezer. Space and plumbing for a washing machine. A large side aspect window, a smaller rear aspect window and a uPVC door with opaque glazing leading to the garden.





Landing

A carpeted staircase leads to a carpeted landing with wallpapered walls and a textured ceiling. The landing has a side aspect window, doors leading to three bedrooms and a bathroom and also loft access.

Bedroom One

13' 1" x 8' 10" (3.99m x 2.69m)

Carpeted with smooth walls and a textured covered ceiling. A large front aspect window and a radiator. Measurements exclude the depth of fitted wardrobes located in the alcove near the door.

Bedroom Two

9' 3" x 8' 11" (2.82m x 2.72m)

Carpeted with smooth walls and a textured covered ceiling. A rear aspect window, a radiator and a built in storage cupboard.

Bedroom Three

9' 8" x 6' 5" (2.95m x 1.96m)

Carpeted with smooth walls and a textured ceiling. A front aspect window, a radiator and a built in storage cupboard.

Bathroom

6' 1" x 6' 1" (1.85m x 1.85m)

Vinyl tile effect flooring, fully tiled walls and a textured ceiling. A three piece white suite comprising a WC, a vanity wash basin with a stainless steel mixer tap ovetop and a white bath with a stainless steel mixer tap/rinser, an electric shower and a glass shower screen. An opaque rear aspect window and a radiator.





FRONT GARDEN

The front garden has a long driveway suitable for up to three vehicles and a garage suitable for one vehicle which is accessible via an up and over door. To the right there is an area of lawn, enclosed by low wooden fencing.

REAR GARDEN

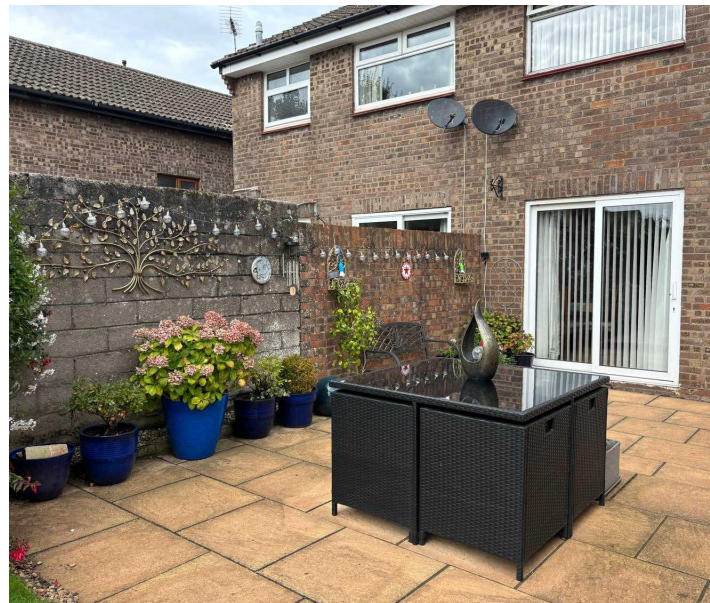
A generous rear garden. Step out of the sliding glass doors from the dining room or the uPVC door from the kitchen onto a well appointed patio area, currently laid out with benches and plenty of flower pots boasting beautiful plants and flowers. To the left there is a side access gate. Step up a level onto a further patio area with ample space for an outdoor patio set, the perfect space for enjoying alfresco dining! Follow the path up a slight incline to an area of lush lawn surrounded by flower beds with well established shrubbery. To the left there is a door for access to the garage. Behind the garage is a further area of lawn.

GARAGE

Single Garage

DRIVEWAY

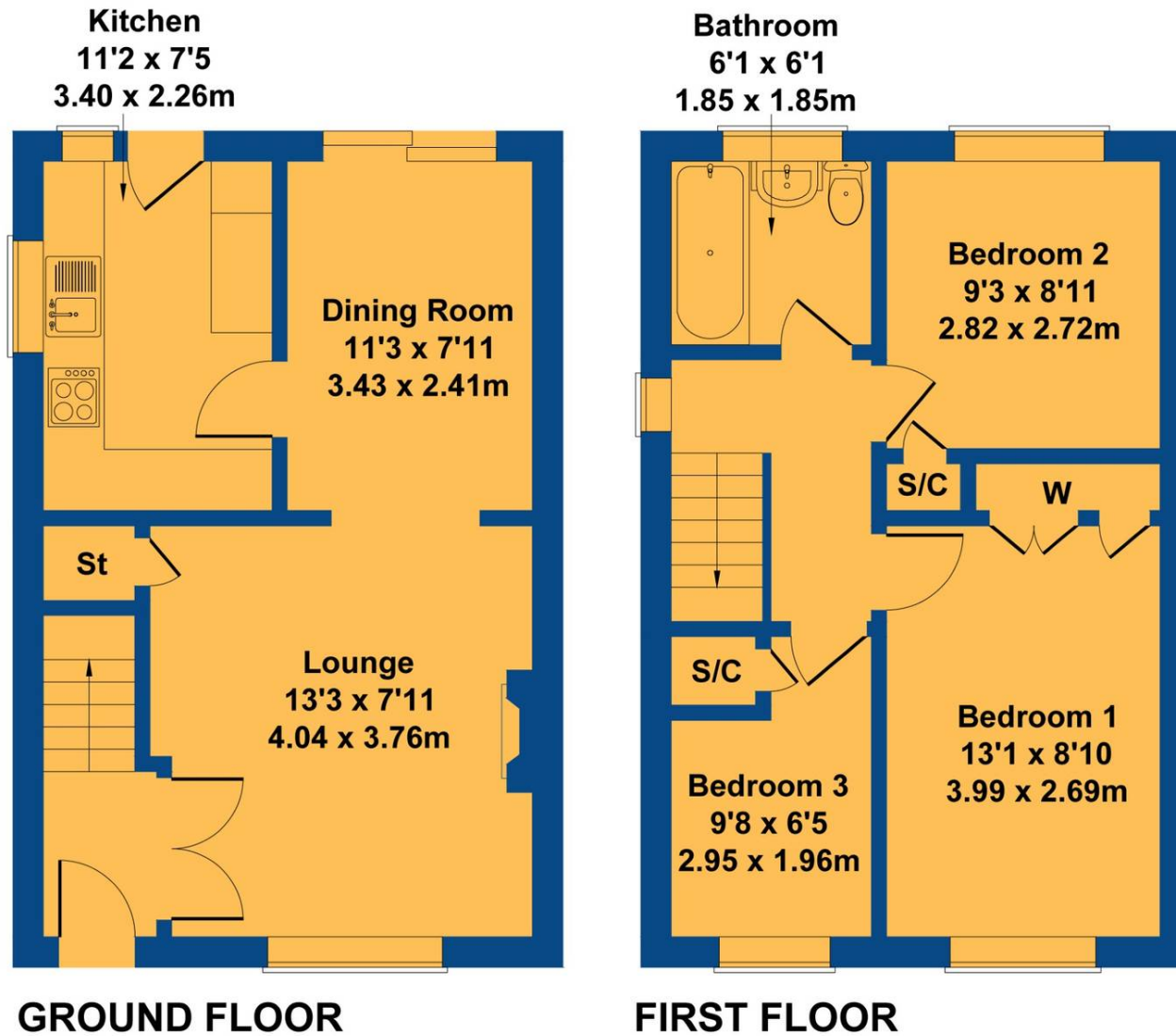
3 Parking Spaces





50 Conybeare Road

Approximate Gross Internal Area
786 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Chris Davies Estate Agents

Chris Davies Estate Agents, 24 High Street - CF62 7EA

01446 700007

barry@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION - whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.