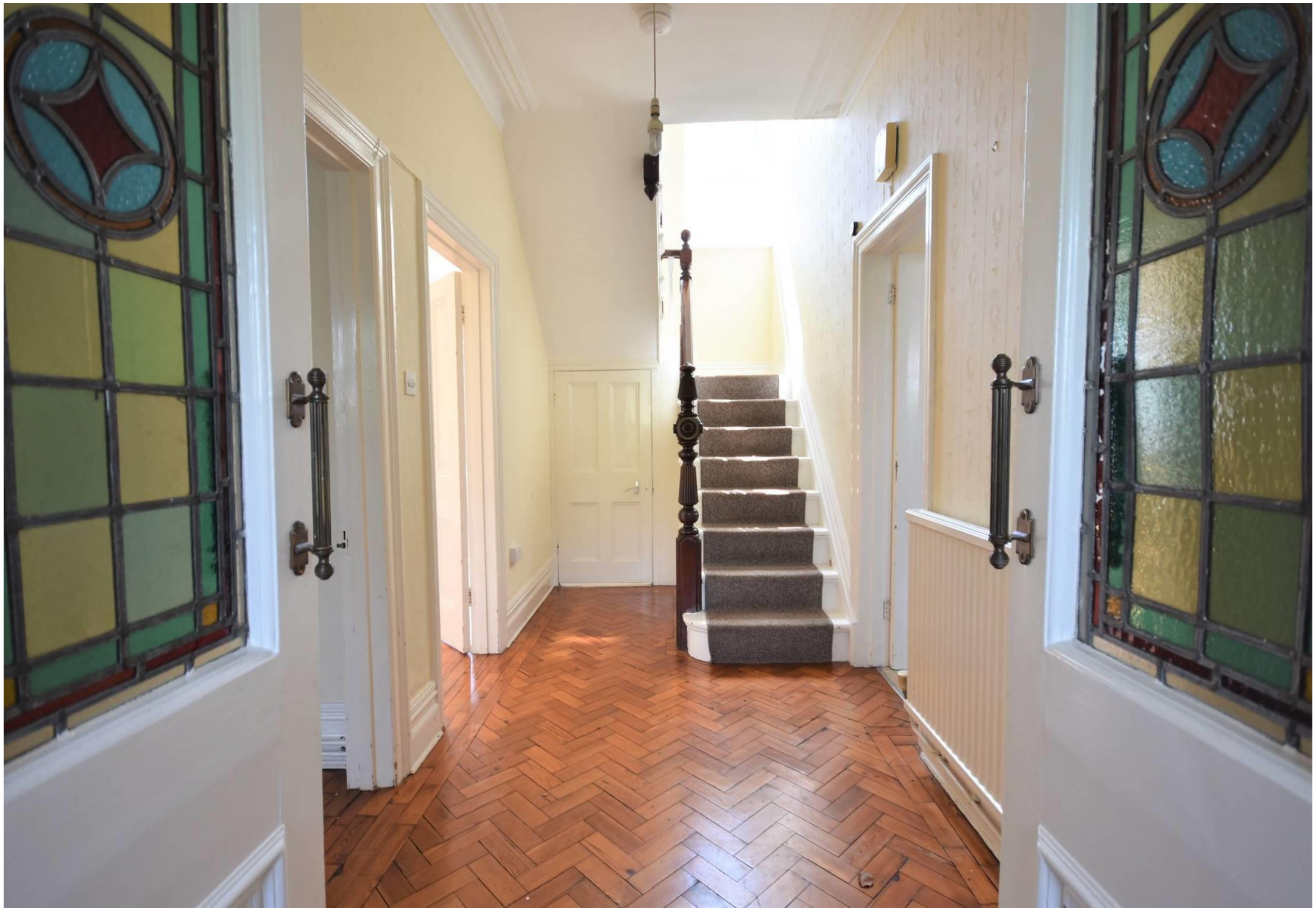




26 South Road, Sully,
Penarth, CF64 5TG

Watts
& Morgan



26 South Road, Sully, Penarth, CF64 5TG

£575,000 Freehold

4 Bedrooms : 1 Bathroom : 3 Reception Rooms

Watts & Morgan are delighted to present to the market this substantial double fronted four bedroom property positioned on a generous plot with south-facing rear garden. Located in the sought after village of Sully which offers close proximity to Cardiff City Centre, Penarth Town Centre and reputable schools. This semi-detached property retains many original features throughout and offers much potential. The accommodation comprises; entrance porch, hallway, three spacious reception rooms, fitted kitchen with pantry, lean-to/utility and cloakroom/WC.. First floor landing leading to four double bedrooms and a 3-piece bathroom. Externally enjoying large front and rear lawned gardens with several outbuildings, gated driveway parking for several vehicles leading to a single detached garage. Viewing highly recommended to appreciate this sizeable home offering charm and character. No ongoing chain. EPC Rating: 'D'.

- Penarth Town Centre 3.6 miles
 - Cardiff City Centre 7.5 miles
 - M4 (J33) 8.7 miles
-

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Summary of Accommodation

GROUND FLOOR

An original broad glazed door leads through into the porch with an additional set of double doors with stained glass insert opening into the hallway.

The hallway presents a wealth of original features to include oak doors, wood-block parquet flooring, high ceilings with ornate features and a solid balustrade with exposed staircase to the first floor with central runner. The hallway has a useful under-stairs storage cupboard and leads into a WC with access provided out to the rear garden.

The sitting room is presented to the front aspect with large uPVC window and enjoys continuation of parquet flooring. A central feature to this room is the original fire surround with mosaic tiled hearth and freestanding electric fire (original fire behind).

Adjacent to the sitting room is the generous light filled lounge which is a fantastic reception room enjoying continuation of parquet flooring and a central feature to the room is the walnut fire surround with ornate features, slate hearth and freestanding electric fire (original fire beyond). This room offers a lovely view over the large rear garden with box-bay window.

The kitchen has been fitted with a range of white-shaker style wall and base units with butchers-block effect work surfaces. A range of 'Neue' appliances to remain to include; 4-ring electric hob, oven with grill and stainless steel extractor hood and dishwasher. The kitchen offers an original dresser with drawers and tall storage units with shelving. A glazed door opens into a traditional walk-in pantry with cold shelf, window to rear and shelving.

Access is provided into a rear porch/utility which further leads into a store.

A further reception room is located to the front of the property offering use as a formal dining room with broad uPVC window and a central feature to the room is the wooden fire surround with original tiled backplate and hearth, with recess for gas fire with built-in storage cupboards to alcove.

FIRST FLOOR

The first floor spacious landing presents a superb floor to ceiling length window enjoying views over the rear garden and distant sea views with original panelled doors to all bedrooms.

The generous principal bedroom is located to the rear of the property with uPVC box window enjoying a distant view over the Bristol Channel, with an additional window to the side.

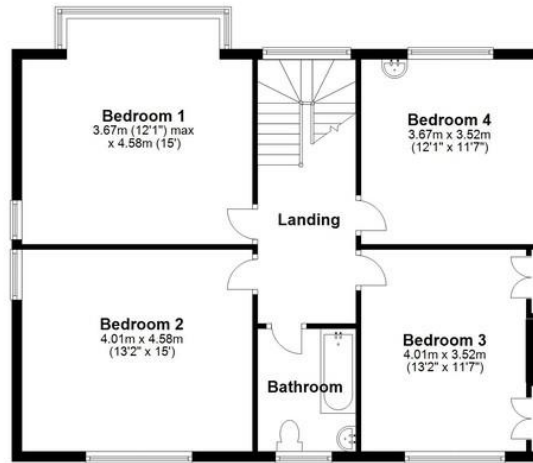
There are three further double bedrooms to this floor, one housing the gas combi boiler.

All bedrooms have shared use of the family bathroom which has been fitted with a 3-piece suite comprising; a panelled bath with an electric shower, a wash-hand basin and a WC. The bathroom has vinyl flooring, access to a loft hatch and a uPVC window to the front aspect.

Ground Floor
Approx. 108.4 sq. metres (1166.5 sq. feet)



First Floor
Approx. 80.9 sq. metres (871.2 sq. feet)



Total area: approx. 189.3 sq. metres (2037.8 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	85	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

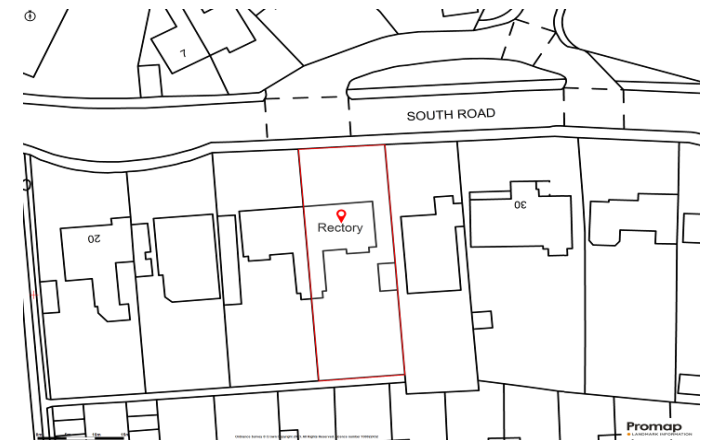
26 South Road is positioned on the main road through the Village of Sully, enjoying a superb generous plot with lawned front and rear gardens. To the front is a gated tarmac driveway providing off-road parking for several vehicles leading to a single detached garage with pedestrian gate leading to the rear garden. A central footpath leads to the traditional canopied front door with tall mature shrub screening from the road. To the rear of the property lies a levelled mature garden offering an abundance of evergreen shrubs, trees and foliage with vegetable patch and planted borders. A footpath borders the property and provides access into a large external store with pitched roof and water supply. Adjacent to this is a traditional WC. This substantial rear garden enjoys a south-facing aspect and is perfect for entertaining.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi boiler. Council Tax Band G

N.B.

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.





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