



7 Uphill Close  
Sully, Vale of Glamorgan, CF64 5UT

Watts  
& Morgan







# 7 Uphill Close

Vale of Glamorgan, CF64 5UT

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**£465,000 Freehold**

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A spacious three bedroom, detached bungalow occupying a generous plot with a large wraparound, south facing rear garden. Situated at the head of a quiet cul-de-sac in a highly desirable location of Sully. Conveniently located to Cardiff City Centre, Penarth Town Centre and the M4 Motorway. Accommodation briefly comprises; entrance hallway, living/dining room, kitchen/breakfast room, garden room, utility room/WC. Rear hallway, two spacious double bedrooms, a third single bedroom, WC and a bathroom. Externally the property benefits from a private driveway providing off-road parking for several vehicles beyond which is a single garage and a beautifully landscaped large wraparound rear garden with a brick-built shed and a summerhouse. The property also benefits from full planning permission to erect a detached garage to the side of the property (Ref- 2018/01064/FUL). EPC Rating; 'D'.

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## Directions

Penarth Town Centre – 3.7 miles

Cardiff City Centre – 6.0 miles

M4 Motorway – 8.9 miles

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## Summary of Accommodation

### ACCOMMODATION

Entered via an obscured partially glazed composite door into a hallway enjoying carpeted flooring and a recessed storage cupboard housing the wall-mounted alarm panel.

The living/dining room enjoys carpeted flooring, a central feature electric fireplace with a wooden surround, a uPVC double-glazed window to the side elevation and a large uPVC double-glazed window to the front elevation.

The kitchen has been fitted with a range of wall and base units with granite effect work surfaces. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, a partially tiled splash-back, a granite effect breakfast bar, a wall-mounted 'Baxi' boiler, a bowl and a half composite sink with a mixer tap over, a uPVC double-glazed window to the rear elevation and a double-glazed uPVC door providing access to the garden room.

The garden room benefits from tiled flooring, two uPVC double-glazed windows to the rear and side elevations and a glazed aluminium sliding door providing access to the rear garden.

The cloakroom/utility has been fitted with a 2-piece suite comprising; a floating wash hand basin and a WC. The cloakroom further benefits from a continuation of tiled flooring and an obscured uPVC double-glazed window to the rear elevation. Space and plumbing has been provided for freestanding white goods.

The rear hallway enjoys carpeted flooring, a recessed storage cupboard housing the hot water cylinder and a loft hatch with built-in loft ladder providing access to the loft space.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a range of fitted wardrobes and drawers and a uPVC double-glazed window to the rear elevation.

Bedroom two is another spacious double bedroom enjoying carpeted flooring and a uPVC double-glazed window to the front elevation.

Bedroom three is a single bedroom and benefits from carpeted flooring, a recessed storage cupboard and a uPVC double-glazed window to the front elevation.

The bathroom has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a panelled bath with an electric shower over and a handheld shower attachment. The bathroom further benefits from tiled flooring, tiled walls, a wall-mounted chrome towel radiator, an extractor fan and an obscured uPVC double-glazed window to the rear elevation.

The WC enjoys tiled flooring, tiled walls, a wall-mounted chrome towel radiator and an obscured uPVC double-glazed window to the rear elevation.



**Ground Floor**

Approx. 111.8 sq. metres (1203.4 sq. feet)



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

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

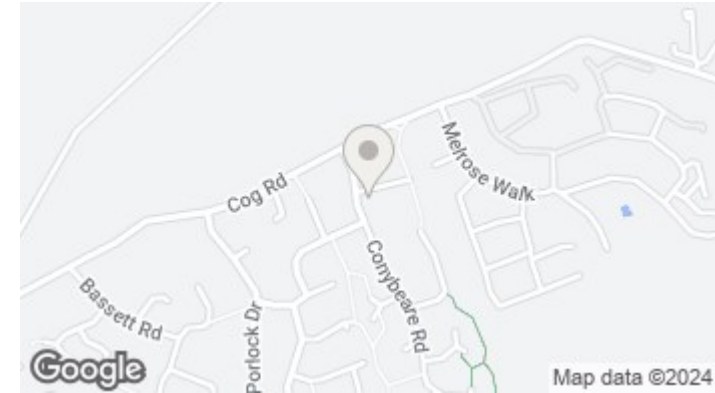
**GARDENS AND GROUNDS**

7 Uphill Close is located at the end of a quiet cul-de-sac and is approached off the road onto a large block paved private driveway providing off-road parking for several vehicles, beyond which is a single garage with a manual up and over door, full electrical services and a workshop.

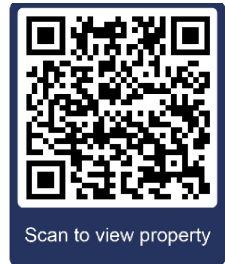
The large wraparound, south facing rear garden is predominantly laid to lawn with a variety of mature shrubs, borders, fruit trees and vegetable patches. A patio area with a water feature provides ample space for outdoor entertaining and dining. The rear garden further benefits from a brick-built shed and a summerhouse with full electrical services.

**ADDITIONAL INFORMATION**

All mains services connected. Freehold.  
Council tax band 'E'.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.





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