



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

Watts  
& Morgan



## 6 Uphill Close

Sully, Vale of Glamorgan, CF64 5UT

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**£575,000 Freehold**

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A versatile five bedroom detached dormer bungalow set within a spacious plot. Situated in a quiet cul-de-sac in the popular village of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. The accommodation briefly comprises porch, entrance hallway, living room, study, kitchen/breakfast room, garden room, utility area, downstairs cloakroom and spacious master bedroom with dressing room and ensuite. First floor landing, spacious second bedroom with built-in dressing area, three further double bedrooms and a family bathroom. Externally the property benefits from a large block paved 'in and out' driveway providing off-road parking for several vehicles, beyond which is an integral single garage. Beautifully landscaped rear garden. Being sold with no onward chain. EPC rating 'TBC'.

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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

### Ground Floor

Entered via a partially glazed uPVC door into a porch benefiting from tiled flooring. A second glazed uPVC door leads into a welcoming hallway benefiting from continuation of tiled flooring, a wall mounted alarm panel and a carpeted open staircase leading to the first floor.

The spacious living room benefits from carpeted flooring, a wall mounted air conditioning unit, a central feature gas fireplace, a uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors providing access to the rear garden.

The kitchen/breakfast room benefits from continuation of tiled flooring, recessed ceiling spotlights and a set of uPVC double glazed French doors providing access to the rear garden. The kitchen showcases a range of base, wall and tower units with laminate work surfaces. Integral appliances to remain include; an 'AEG' electric oven/grill, a 'Caple' dishwasher and an 'AEG' 5-ring gas hob with a 'Whirlpool' extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from a bowl and a half stainless steel sink with waste disposal unit and a mixer tap over, partially tiled splashback, recessed ceiling spotlights and a uPVC double glazed window to the rear elevation.

The utility area has been fitted with a range of wall and base units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility area also benefits from an additional built-in fridge/freezer.

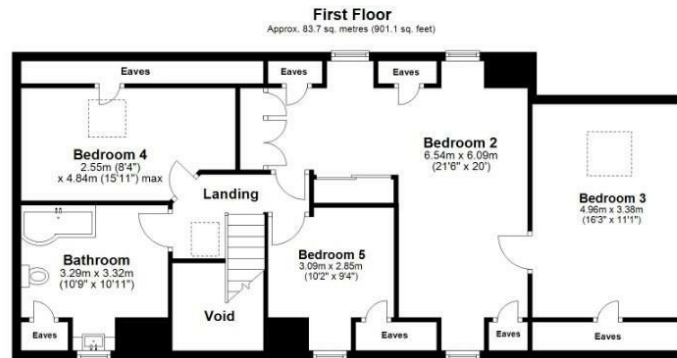
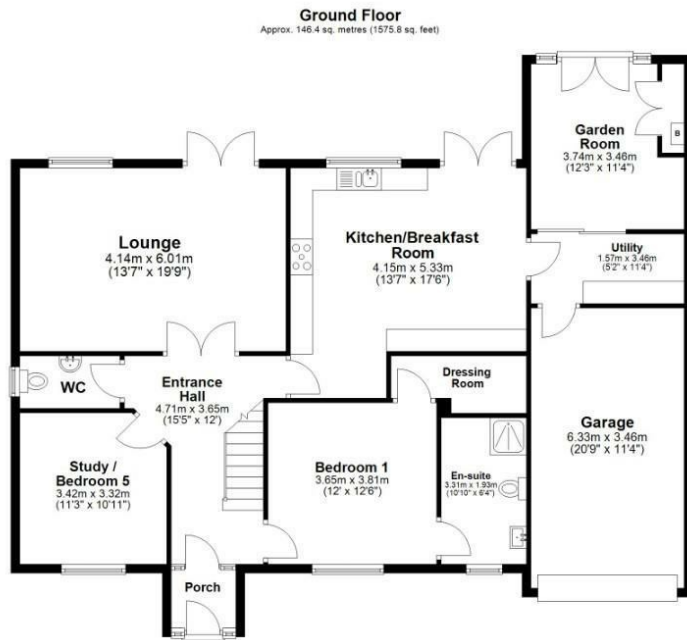
The garden room is accessed via a uPVC double glazed sliding door and enjoys carpeted flooring, a wall mounted air conditioning unit, a large storage cupboard housing the wall mounted 'Worcester' combi boiler and a set of uPVC double glazed French doors with glazed side panels providing access to the rear garden.

The study is a versatile space enjoying carpeted flooring, range of fitted desk/storage and a uPVC double glazed window to the front elevation.

The cloakroom serving the downstairs accommodation has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The cloakroom further benefits from tiled flooring, tiled walls, an extractor fan and an obscure uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a wall mounted air conditioning unit, a spacious walk-in wardrobe with fitted storage units and a uPVC double glazed window to the front elevation. The ensuite has been fitted with a 2-piece white suite comprising; a wash-hand basin set within a vanity unit and a WC. The ensuite further benefits from a large walk-in shower with a thermostatic





## First Floor

The first floor landing benefits from carpeted flooring and a double glazed roof light. Bedroom two is a spacious double bedroom benefiting from carpeted flooring, a range of bespoke fitted wardrobes, three hatches providing access to eaves storage, two uPVC double glazed windows to the rear elevation and a uPVC double glazed window to the front elevation. Bedroom three is another double bedroom and benefits from carpeted flooring, recessed ceiling spotlights, a hatch providing access to eaves storage and a double glazed roof light. Bedroom four is a double bedroom enjoying carpeted flooring, a hatch providing access to eaves storage and a uPVC double glazed window to the front elevation. Bedroom five is further double bedroom benefiting from carpeted flooring, a hatch providing access to eaves storage and a double glazed roof light. The family bathroom has been fitted with a 3-piece white suite comprising; a 'P'-shaped panelled bath with a thermostatic rainfall shower over and a hand-held shower attachment, a wash-hand basin set within a vanity unit and a WC. The bathroom further benefits from tiled flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan, a hatch providing access to eaves storage and an obscure uPVC double glazed window to the front elevation.

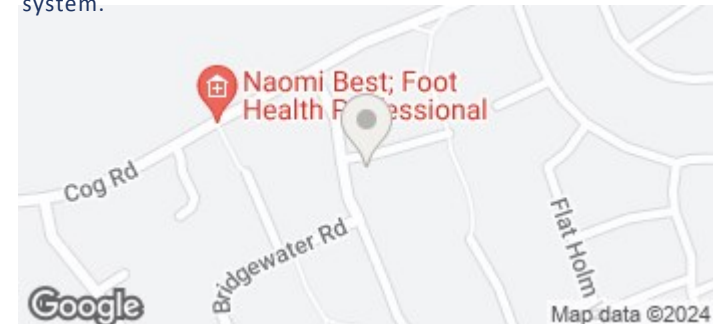
## Gardens & Grounds

6 Uphill Close is approached off the road onto a large block paved 'in and out' driveway providing off-road parking for several vehicles, beyond which is an integral single garage with an electric up and over door. The spacious wrap-around rear garden is predominantly laid with artificial lawn with a variety of mature shrubs, trees and borders. Two paved patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a large wooden shed and a wooden summer house.

## Additional Information

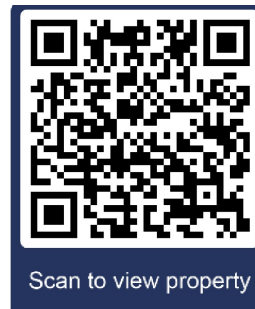
Freehold. All mains services connected.  
Council tax band 'G'.

The property further benefits from solar panels and a CCTV system.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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>		76	85
	EU Directive 2002/91/EC		

Total area: approx. 230.1 sq. metres (2476.9 sq. feet)  
Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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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