



7 Oyster Bend  
Sully, CF64 5LW

Watts  
& Morgan



# 7 Oyster Bend

Sully CF64 5LW

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**£1,350,000 Freehold**

5 Bedrooms | 5 Bathrooms | 4 Reception Rooms

A spacious, five bedroom detached dormer bungalow enjoying spectacular panoramic views across the Bristol Channel. Situated in a quiet cul-de-sac, the property is conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; entrance porch, hallway, sitting room, open plan living/dining room, kitchen, breakfast room, utility room, WC, a principal bedroom with dressing room and en-suite, two further double bedrooms with en-suites. The property also benefits from an versatile annexe which offers a living room, kitchen, two further spacious bedrooms and a shower room. Externally the property offers off-road parking for several vehicles, a double garage and landscaped lawned front and rear gardens with direct access onto the coastal path. EPC Rating: 'TBC'.

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## Directions

Penarth Town Centre – 3.4 miles  
Cardiff City Centre – 7.1 miles  
M4 Motorway – 8.9 miles

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## Summary of Accommodation

### GROUND FLOOR

Entered via an aluminium double-glazed sliding door into a large porch enjoying tiled flooring, a internal door leading into the double garage and a large floor to ceiling uPVC double-glazed window to the front elevation. A second partially stained glass hardwood door with glazed side panels leads into a welcoming hallway enjoying continuation of tiled flooring, a wall-mounted alarm panel, a large floor to ceiling uPVC double-glazed window to the front elevation and a glazed wooden door with glazed side panel leading to the sitting room.

The versatile sitting room benefits from carpeted flooring, a vaulted ceiling, recessed ceiling spotlights, an aluminium double-glazed sliding door providing access to the front garden and an open carpeted staircase with feature floor to ceiling aluminium double-glazed windows to the front elevation providing access to the first floor.

The spacious living/dining room is the focal point of the home and enjoys solid wood flooring, a central feature gas fireplace with a slate hearth, two sets of aluminium double-glazed sliding doors providing access to the rear garden and three feature floor to ceiling uPVC double-glazed windows providing spectacular panoramic sea views over the Bristol Channel.

The kitchen has been fitted with a range of wall, base and tower units with granite work surfaces. Integral appliances to remain include; a fridge/freezer, a 'Neff' electric oven/grill, a 'Neff' microwave and a 'Neff' 4-ring electric hob with a 'Blanco' extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from marble effect tiled flooring, partially tiled splash-back, a serving hatch with a breakfast bar overhang and a uPVC double-glazed window to the rear elevation.

The breakfast room features marble effect tiled flooring, two uPVC double-glazed windows to the side elevation, a partially obscure uPVC double-glazed door providing access to the side elevation and a set of partially obscure uPVC double-glazed French doors providing access to the rear garden.

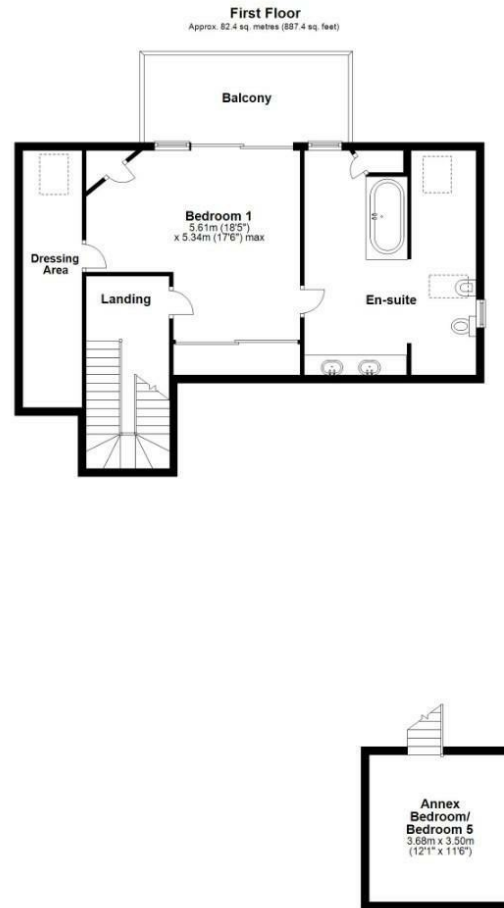
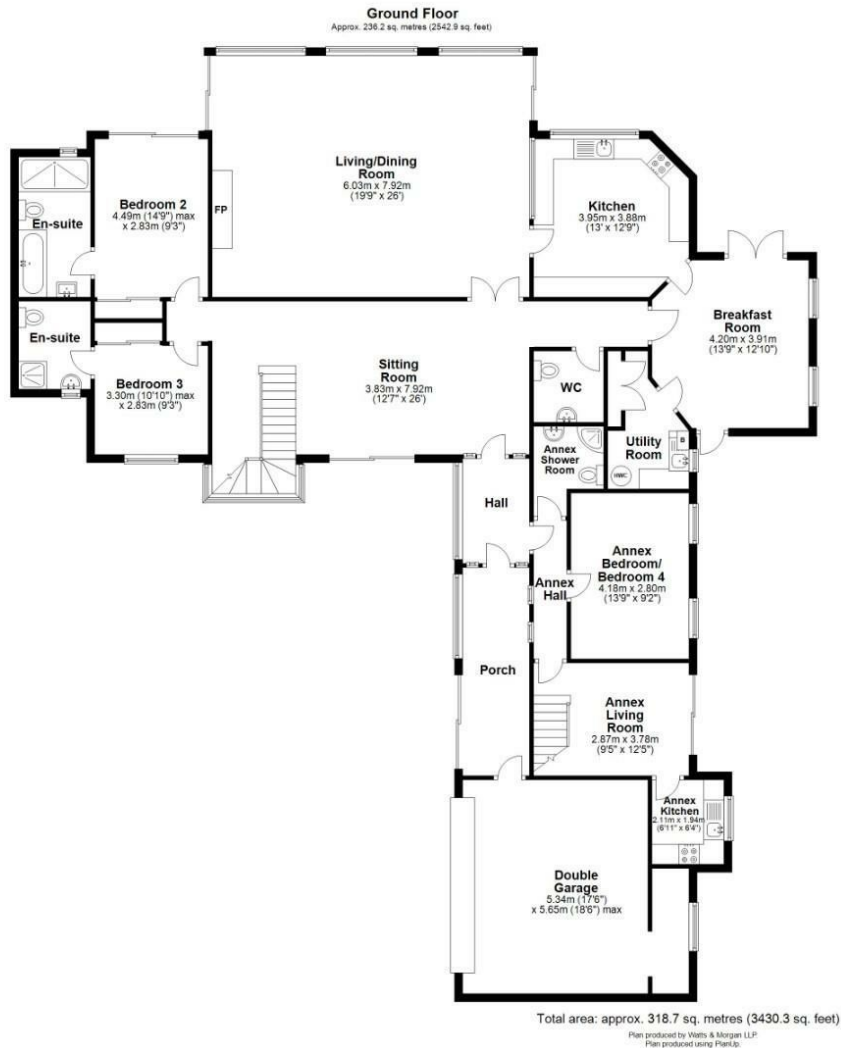
The utility room has been fitted with a range of wall, base and tower units with roll top laminate work surfaces. Space and plumbing has been provided for freestanding white goods. The utility room benefits from marble effect tiled flooring, a stainless steel sink with a mixer tap over, a wall-mounted 'Worcester' boiler, a hot water cylinder and an obscure aluminium double-glazed window to the side elevation.

Bedroom two is a spacious double bedroom enjoying carpeted flooring, a range of recessed wardrobes with mirrored sliding doors and a set of aluminium double-glazed sliding doors providing access to the rear garden. The en-suite has been fitted with a 4-piece white suite comprising; a large walk-in shower cubicle with a thermostatic rainfall shower over and a handheld shower attachment, a tile panelled bath, a floating wash hand basin set within a vanity unit and a floating WC. The en-suite further benefits from tiled flooring and walls, a wall-mounted chrome towel radiator and an obscure aluminium double-glazed window to the rear elevation.

Bedroom three is another double bedroom and benefits from carpeted flooring, a range of recessed wardrobes with mirrored sliding doors and an aluminium double-glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a wash hand basin set within a vanity unit and a WC. The en-suite further benefits from carpeted flooring, panelled walls, and an obscure aluminium double-glazed window to the front elevation.

The cloakroom serving the ground floor accommodation has been fitted with a 2-piece white suite comprising; a pedestal wash hand basin and a WC. The cloakroom further benefits from vinyl flooring, partially tiled splash-back, an extractor fan and a wall-mounted towel radiator.





## FIRST FLOOR

The primary bedroom, located on the first floor, is a spacious double bedroom enjoying carpeted flooring, a range of recessed wardrobes with mirrored sliding doors, a hatch providing access to eaves storage, a large walk-in wardrobe with carpeted flooring and a double-glazed roof light. The primary bedroom further benefits from a uPVC double-glazed sliding door with a glazed side panel providing access to a balcony enjoying decked flooring and providing spectacular elevated views. The en-suite has been fitted with a 5-piece white suite comprising; a 'Jacuzzi' bath, double wash hand basins, a bidet and a WC. The en-suite further benefits from carpeted flooring, three eaves cupboards, a loft hatch providing access to the loft space, two double-glazed roof lights and a uPVC double-glazed window to the rear elevation.

## THE ANNEXE

Accessed via the main hallway, a partially glazed wooden door leads into the annex hall enjoying carpeted flooring. The bathroom serving the annex has been fitted with a 3-piece white suite comprising; a corner shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tiled flooring and walls, an extractor fan and a wall-mounted chrome towel radiator. Bedroom four is a double bedroom benefitting from carpeted flooring and an aluminium double-glazed windows to the side elevation. The living room is a versatile space and enjoys carpeted flooring, a vaulted ceiling, a wooden staircase with a glass balustrade leading to the study/bedroom five and a uPVC double glazed sliding door providing access to a side deck. The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Scholtes' 4-ring electric hob. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tile effect vinyl flooring, partially tiled splash-back, a stainless steel sink with a mixer tap over and an aluminum double-glazed window to the side elevation. The versatile study/bedroom five enjoys carpeted flooring, a hatch providing access to eaves storage and a double-glazed roof light.

## GARDEN & GROUNDS

7 Oyster Bend is approached off the road with gated entrance onto a large block paved driveway providing off-road parking for several vehicles, beyond which in an attached double garage with an up-and-over door, full electrical services and a workshop. The landscaped front garden is predominately laid to lawn with a variety of mature shrubs, borders and fruit trees. The front garden also benefits from two water features and outside electrical plug points. The wraparound rear/side garden is predominately laid to lawn with a variety of mature shrubs, borders and trees. Three decked areas provide ample space for outdoor entertaining and dining.

## ADDITIONAL INFORMATION

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

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.

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>		EU Directive 2002/91/EC	



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