

# Smithies Avenue

SULLY, CF64 5SS

**GUIDE PRICE £550,000**

**Hern &  
Crabtree**





# Smithies Avenue

Beachside Bungalow with Redevelopment Potential –  
Smithies Avenue, Sully Bay

Nestled in the highly desirable Smithies Avenue, this detached bungalow offers a rare opportunity to own a property with direct access to the coastal path and charming pebble beach at Sully Bay. Set within generous gardens that stretch to the seafront, this home enjoys a truly enviable location.

The property presents a blank canvas, brimming with potential for redevelopment or extension (subject to the necessary planning permissions). Whether you're looking to renovate, modernise, or completely reimagine the space, the possibilities are endless.

With its unrivalled beachside position and substantial outdoor space, this is an exceptional opportunity to create a dream coastal home in one of the Vale of Glamorgan's most sought-after settings.



**1786.00 sq ft**

#### Front

Front forecourt garden. Low rise brick wall. Mature shrubs and trees. Driveway with off road parking leading to the garage.

#### Porch

Enter via a glazed wooden door to the front elevation. Door leading to:

#### Hallway

Coved ceiling. Fitted storage cupboard. Radiator. Loft access hatch.

#### Lounge

23'0" max x 11'10" max

Glazed window to the rear elevation. Glazed window offering natural light from the conservatory. Double glazed French doors leading to the conservatory. Coved ceiling. Gas fire with stone hearth. Two radiators.

#### Kitchen/Diner

11'11" max x 11'5" max

Glazed window to the rear elevation. PVC door to the rear garden. Wall and base units with worktops over. Stainless steel one bowl sink and drainer. Space for freestanding stove. Space for base fridge freezer. Plumbing for washing machine. Space for further appliance. Part tiled walls. Tiled flooring. Radiator. Fitted storage cupboard with concealed gas combination boiler. Door leading to:

#### Utility

Obscure glazed window to the side elevation. Space for further appliances. Tiled flooring.

#### Bedroom Two

13'10" max x 11'4" max

Glazed window to the front elevation. Coved ceiling. Radiator.

#### Bedroom Three

11'6" max x 9'11" max

Glazed window to the front elevation. Coved ceiling. Radiator.

#### Sitting Room

10'11" max x 9'11" max

Glazed window to the front elevation. Coved ceiling. Radiator. Stairs rising up to the first floor.

#### Bathroom

7'1" max x 5'5" max

Obscure glazed window to the side elevation. Bath with shower mixer. Wash hand basin. Part tiled walls. Heated towel rail.

#### Cloakroom

Obscure glazed window to the side elevation. W/C. Part tiled walls. Vinyl flooring.

#### Conservatory

Glazed French doors leading to the rear garden. Glazed windows. PVC roof.

#### Landing

Stairs rise up from the sitting room. Wooden handrail and spindles. Fitted storage cupboard. Obscure glazed windows offering natural light.

#### Bedroom One

18'5" max x 9'11" max

Glazed skylight windows. Radiator. Storage into eaves. Door leading to:

#### Dressing Room

12'4" max x 11'9" max

Glazed skylight window. Radiator. Storage into eaves.

#### Bathroom

8'3" max x 7'10" max

Glazed skylight window. W/C and wash hand basin. Corner bath with mixer tap. Shower quadrant with electric shower over. Part tiled walls. Storage into eaves.

#### Garden

Enclosed rear garden. Paved patio seating area. Mature shrubs and trees. Timber frame storage shed. Outside lights. Cold water tap.

#### Garage

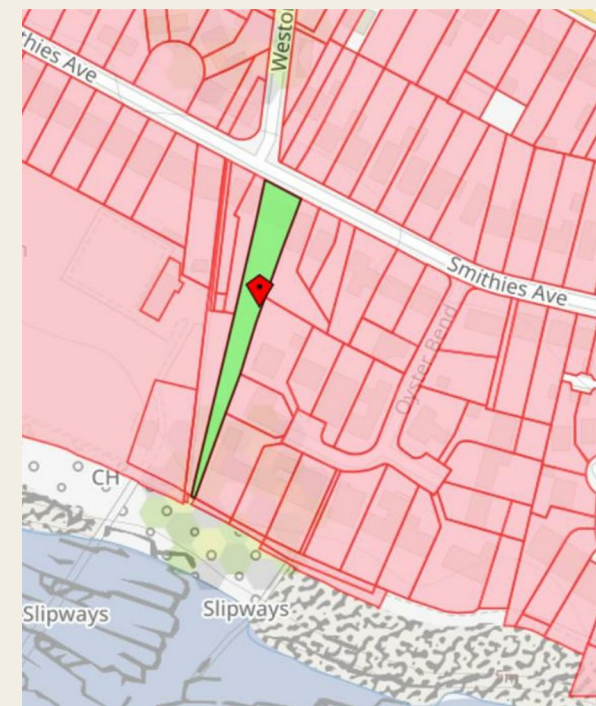
Purpose built garage. Up and over roller door. Window offering natural light. PVC door. Power and light.

#### Additional Information

Freehold. Council Tax Band G (Vale of Glamorgan). EPC rating TBC.

#### Disclaimer

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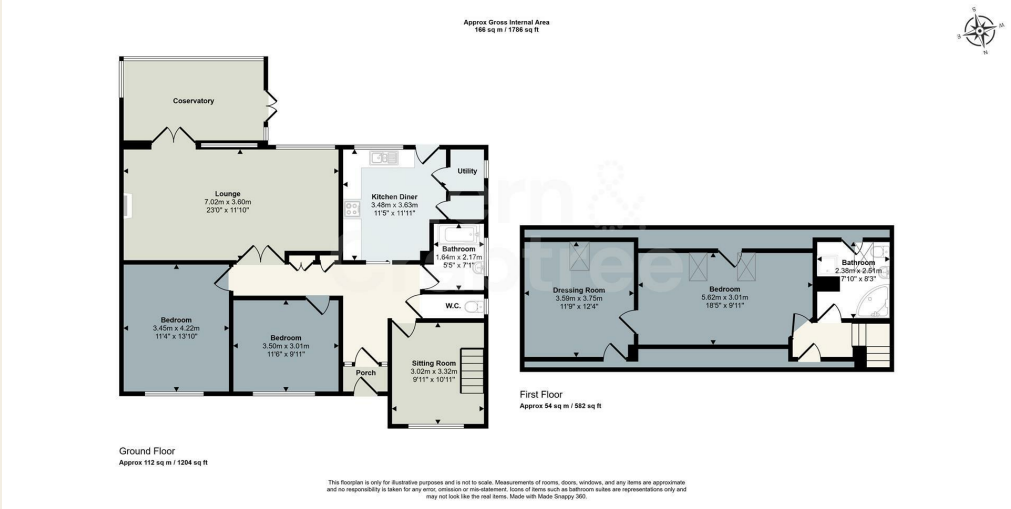




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(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

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