

7 Keteringham Close

Sully, Vale of Glamorgan, CF64 5JW



A fully renovated and modernised two bedroom detached house, in excellent condition and offering very good accommodation for singles and couples of all ages as well as small families, in a quiet cul-de-sac in Sully. The accommodation comprises the entrance hall, living room and dining room, conservatory and kitchen on the ground floor along with the two bedrooms and bathroom above. The property has driveway parking and a lawn to the front, a garage and a very pleasant rear garden with lawn and two patio areas. This immaculate turn-key property is for sale with no onward chain and viewing is advised. EPC: C.

**David
Baker & Co.**

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Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Hall

An attractive modern entrance hall with solid oak flooring and a feature leaded window to the living room. Central heating radiator. Stairs to the first floor. Doors to the living room, dining room and kitchen. Power points. Under stair cupboard. Composite front door.

Living Room 18' 8" x 10' 5" into recess (5.7m x 3.17m into recess)

Solid oak flooring. uPVC double glazed windows to the front and side both with Venetian blinds. Media wall with power points and TV point, recess for a sound bar and a contemporary electric fire below. Two central heating radiators. Coved ceiling.

Dining Room 8' 5" x 8' 2" (2.56m x 2.49m)

Solid oak flooring. Tall central heating radiator. Power points. uPVC double glazed doors to the rear into to the garden. Power points.

Conservatory 13' 3" max x 8' 10" max (4.04m max x 2.68m max)

Tiled floor. uPVC double glazed windows and doors to the rear garden and a uPVC double glazed roof. Power points. Fitted blinds to all windows.

Kitchen 7' 0" x 11' 7" (2.13m x 3.54m)

Fitted kitchen comprising wall units and base units with laminate work. Integrated Neff appliances including an electric oven, grill and extractor hood. Caple four burner electric hob. Integrated Siemens dishwasher. Recess for fridge freezer. One and a half bowl stainless steel sink with drainer. uPVC double glazed window and door overlooking the garden. Power points.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. uPVC double glazed window to the rear. Hatch to the loft space. Built-in cupboard over the stairs with central heating radiator and shelving.

Bedroom 1 15' 9" x 13' 1" (4.79m x 4m)

Double bedroom with uPVC double glazed window to the side with fitted Venetian blind, and a Velux window. Fitted carpet. Two fitted wardrobes. Eaves cupboard. Power points.

Bedroom 2 8' 6" x 13' 1" (2.58m x 3.98m)

Double bedroom with uPVC double glazed window to the side. Fitted carpet. Central heating radiator. Power points. Venetian blind to the window.

Bathroom 7' 5" x 5' 6" (2.25m x 1.68m)

Suite comprising a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Vinyl floor. Part tiled walls. uPVC double glazed window. Fitted mirror and shaver point.

Outside

Front

An attractive front garden laid to lawn and with established hedge plants. Pathway to the side that leads to the front door.

Garage 17' 5" x 8' 1" (5.32m x 2.46m)

Up and over garage door. Electric lights. Wall mounted gas boiler.

Rear Garden

A private enclosed garden with patios and lawn. Mature trees and raised borders. Gated side access to the front. Outside tap.

Additional Information

Tenure

The property is freehold (WA355429).

Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3180.82 for 2026/27.

Approximate Gross Internal Area

1110 sq ft / 103.1 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



















