

8 Arlington Road

Sully, Vale of Glamorgan, CF64 5TQ



A very well presented, extended three bedroom semi-detached house located in an excellent spot in Sully, within easy reach of the primary school, shops, pubs and restaurants as well as the beach and sports clubs. Offering turnkey accommodation, ideal for first time buyers, those looking to upsize and downsizers alike. The extended ground floor comprises the porch, living room and kitchen as well as a playroom and bedroom. There are then two bedrooms and the bathroom above. The property has a new stone resin driveway to the front that provides parking for two cars, as well as a landscaped garden with areas of patio, decking and lawn. The property has been extended and upgraded throughout by the current owner and viewing is strongly advised. EPC: C.

**David
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Your local Estate Agent & Chartered Surveyor

£300,000

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Accommodation

Ground Floor

Porch 3' 10" x 3' 5" (1.16m x 1.04m)

uPVC double glazed panel front door. Wood panelling to the walls. Open to the living room. Tiled flooring.

Living Room 12' 9" x 13' 2" (3.88m x 4.01m)

A spacious living room with doors to the kitchen and the playroom / study. Wood effect laminate flooring and wood panelled walls. Feature fireplace with electric fire. Recessed lighting. Power points and TV point. Coved ceiling. Stairs to the first floor. uPVC double glazed window to the front with fitted Venetian blinds.

Kitchen 12' 7" x 10' 2" (3.84m x 3.09m)

A kitchen with dining space to the rear of the house with a uPVC double glazed window and door that overlook and give access into the garden. Tiled flooring. Recently fitted kitchen comprising of wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob and extractor hood. Space for a fridge freezer and plumbing for a washing machine and dryer. Single bowl stainless steel sink with drainer. Part tiled walls. Recessed lights. Coved ceiling. Fitted Venetian blind to the window. Power points. Central heating radiator.

Playroom / Study 6' 8" x 15' 3" (2.04m x 4.66m)

Part of the ground floor side extension, this is a versatile room with a uPVC double glazed window to the front and a door at the rear into the bedroom. Wood panelled walls. Fitted carpet. Recessed lights and fitted wall light. Venetian blinds to the window. Power points.

Bedroom 3 6' 8" x 13' 3" (2.04m x 4.04m)

A ground floor bedroom, with uPVC double glazed window and door to the rear into the garden. Wood effect flooring and wood panelled walls. Fitted Venetian blind to the window. Wall mounted electric heater. Power points. Recessed lights.

First Floor

Landing

Fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom.

Bedroom 1 12' 8" max into wardrobe x 10' 0" (3.86m max into wardrobe x 3.04m)

A double bedroom to the front of the house, with wood effect laminate flooring and a built-in wardrobe and cupboard over the stairs. uPVC double glazed window to the front with Venetian blind. Recessed lights. Power points. Coved ceiling.

Bedroom 2 12' 8" into wardrobe x 6' 8" (3.86m into wardrobe x 2.04m)

Another well-sized bedroom, this time to the rear of the house and with a uPVC double glazed window overlooking the garden. Wood effect laminate flooring. Fitted wardrobe. Central heating radiator. Power points. Venetian blinds to the window. Coved ceiling. Recessed lights.

Bathroom 6' 5" x 6' 2" (1.96m x 1.88m)

A fully tiled bathroom with a suite comprising of a shower cubicle with mixer shower, a WC and a sink with storage below. uPVC double glazed window. Heated towel rail.

Outside

Front

The property benefits from a stone resin driveway that provides off road parking for two cars. Mature planting and an outside light.

Rear Garden

An enclosed and private rear garden with areas of stone resin patio, artificial grass, slate patio and composite decking. Two storage sheds. Space for a dining table and chairs on the decked area. Outside tap.

Additional Information

Tenure

The property is freehold (WA336996).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2202.11 for 2026/27.

Approximate Gross Internal Area

792 sq ft / 73.6 sq m.

Utilities

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

Notes

The property has been extended and upgraded over the last two years, with improvements including a new kitchen and bathroom, new windows, stone resin driveway, re-plastering and re-decoration throughout including the wood panelling to the walls.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











