

# 4 De Sully Close

Sully, Vale of Glamorgan, CF64 5WN



A modern, detached four bedroom property in excellent condition, in a very quiet part of this recently completed development overlooking the adjacent green space and with a south facing garden. The living accommodation comprises the entrance hall, two reception rooms, a kitchen / diner and a WC / utility space on the ground floor along with the four bedrooms above. The property has driveway parking to the side, a detached garage and the re-landscaped, southerly garden. Viewing advised. EPC: B.

**David  
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Your local Estate Agent & Chartered Surveyor

**£480,000**

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## Accommodation

### Ground Floor

#### **Hall**

Composite double glazed front door. LVT flooring that runs into the kitchen. Built-in cupboard with power points. Central heating radiator. Power points. Stairs to the first floor with under stair cupboard. Doors to all ground floor rooms.

#### **Sitting Room** 12' 9" x 17' 10" (3.88m x 5.44m)

A spacious living room with uPVC double glazed bay window to the front and double doors to the rear into the kitchen / diner. Fitted carpet. Central heating radiator. Power points and TV point.

#### **Study** 6' 11" x 8' 6" (2.1m x 2.59m)

A very useful additional ground floor room, also suitable as a snug or playroom. Fitted carpet. uPVC double glazed window to the front with Venetian blinds. Central heating radiator. Power points.

#### **WC / Utility** 6' 10" x 5' 5" (2.09m x 1.66m)

A large ground floor WC and utility room, with LVT flooring and part tiled walls. Fitted base cabinets with laminate work surface, a sink and an integrated washing machine. Central heating radiator. Power points. Recessed lighting and extractor fan.

#### **Kitchen / Diner** 26' 7" x 10' 8" max (8.09m x 3.25m max)

This kitchen / diner spans the rear of the property and is excellent family space. LVT flooring continued from the hall. Fitted kitchen comprising wall units and base units with matt grey doors and contrasting laminate work surfaces. Integrated appliances including a double electric oven, dishwasher, fridge freezer, four burner gas hob and extractor hood. One and a half bowl stainless steel sink with drainer. Cupboard with gas combination boiler. uPVC double glazed windows and double doors to the garden. Ample space for a table and chairs and / or lounge furniture. Two central heating radiators - both with covers. Power points.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. Built-in cupboard with fitted shelving. Central heating radiator with cover. Doors to all bedrooms and the family bathroom. Power points. Hatch and ladder to the loft space (fully boarded and with fitted shelving).

#### **Bedroom 1** 12' 9" max x 12' 1" max (3.88m max x 3.69m max)

Double bedroom with en-suite shower room and a uPVC double glazed window to the front. Fitted carpet. Central heating radiator with cover. Fitted wardrobe. Power points.

#### **En-Suite** 6' 5" x 5' 4" (1.96m x 1.63m)

A re-fitted en-suite shower room, fully tiled and with a suite comprising a walk-in shower with mixer shower, a WC and a sink with storage below. Heated towel rail. Recessed lights and extractor fan. uPVC double glazed window to the front. Shaver point. Fitted mirror. Vertical blinds to the window.

#### **Bedroom 2** 10' 2" max x 13' 1" max (3.09m max x 4m max)

The second front facing double bedroom, once again with fitted wardrobes. Fitted carpet. uPVC double glazed window to the front with Venetian blinds and views over the green space. Central heating radiator. Power points.

#### **Bedroom 3** 9' 0" x 10' 9" (2.75m x 3.27m)

A double bedroom with fitted wardrobes and a uPVC double glazed window to the rear. Fitted carpet. Central heating radiator. Power points.

**Bedroom 4 9' 11" x 12' 0" (3.03m x 3.66m)**

A fourth double bedroom, with uPVC double glazed window to the rear overlooking the garden and with partial views of the Bristol Channel in the distance. Venetian blinds to the window. Fitted carpet. Central heating radiator. Power points.

**Bathroom 7' 0" x 6' 4" (2.13m x 1.94m)**

Laminate flooring and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a pedestal sink. uPVC double glazed window to the rear with vertical blinds. Recessed lights and extractor fan. Central heating radiator.

**Outside**

**Front and Side**

A small area at the front laid to paving and stone chippings. Driveway parking to the side, four two cars, that leads to the garage.

**Garage**

Single garage with electric door to the front. Light and power points.

**Rear Garden**

A re-landscaped rear garden with spacious patio area and artificial grass. Outside tap and light. Gated access to the driveway. Electric awning.

**Additional Information**

**Tenure**

The property is freehold (CYM848647).

**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**

1322 sq ft / 122.8 sq m.

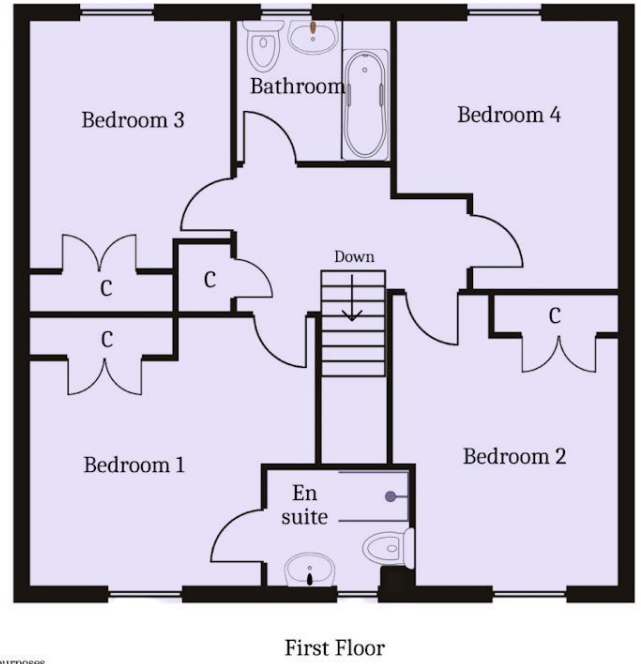
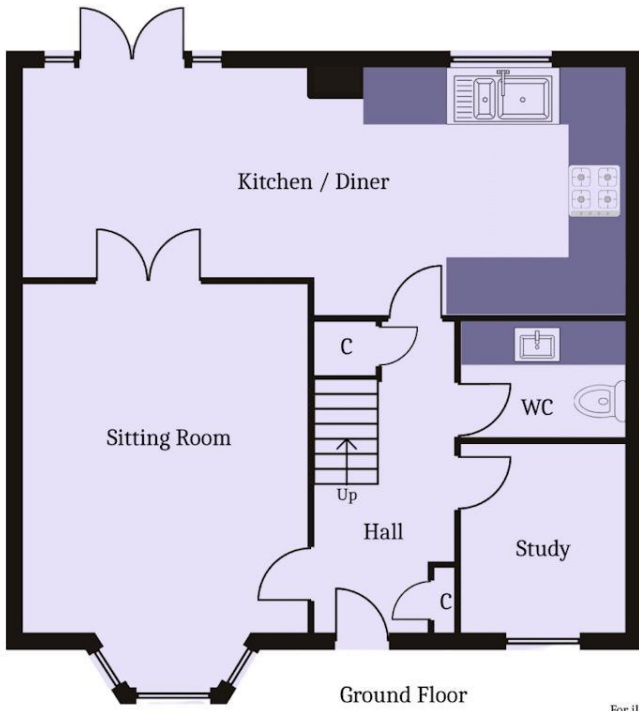
**Utilities**

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		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan



For illustrative purposes  
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