



**7 Oyster Bend, Sully, CF64 5LW**

The Vale of Glamorgan

Fixed Price **£1,250,000**

# 7 Oyster Bend

Sully, Penarth

Approaching sully from Penarth on the B4267, take the first turning left after the sports ground into Clevedon Avenue, turn 1st right onto Smithies Avenue then 1st left onto Oyster Bend, continue this road around and at the head of the cul-de-sac, the gated entrance for No.7 will be to your left.

WHAT3WORDS: jokes.slug.dish

Spacious 5-bed home with annexe, 3 en-suites, sea views, double garage, landscaped gardens, multiple living areas, modern kitchen, and gated drive. South-facing rear garden and coastal outlook.

Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Double-glazed sliding door leads into a large tiled PORCH with floor to ceiling windows framing the front garden beautifully with an internal door to DOUBLE GARAGE AND WORKSHOP.

A striking stained glass hardwood door flanked by glazed panels opens into the tiled HALLWAY with floor to ceiling windows to the front and door to ANNEX. A separate door leads into the spacious SITTING ROOM with carpet and large glazed sliding doors opening directly to the front garden. Accessible from this room is a half turn stairs with turned wood balustrade rising to the PRINCIPLE BEDROOM SUITE, a separate CLOAKROOM with fitted WC, pedestal hand basin, vinyl flooring and wall mounted towel rail fitted.

Double doors welcome you in to the spacious LIVING ROOM/DINING ROOM where multiple large windows draw the eye to the rear garden with the coastline providing a scenic backdrop. Solid wood flooring is laid throughout, a sunken living space with central gas fireplace and slate hearth provides a warming focal point. Two sets of aluminium doors open directly out to the rear garden. The fully fitted KITCHEN offers a host of cabinetry with shaped granite countertops and integral appliances such as the fridge/freezer, a Neff electric double oven/grill, a Neff microwave and a Neff electric hob to remain with plumbed provision for white goods. Garden views are enjoyed from a large window over the sink and a wide serving hatch/breakfast bar, provides a sociable connect to the living dining room.

The BREAKFAST ROOM is a naturally bright space with generous ceiling height and is triple aspect with access to the side elevation and rear garden.

Just off, lies a highly practical BOOT ROOM/UTILITY ROOM with a run of wall and base mounted units, rolltop worksurfaces, stainless steel sink with tap over, plumbed provision for white goods and access to the 'Worcester' boiler, pressurised water cylinder.

Bedrooms two and three are ground floor double bedrooms benefitting from en-suites. BEDROOM TWO lies to the rear of the property with garden access and sea views and benefits from mirrored sliding wardrobe. The ENSUITE has been stylishly tiled and comprises a large walk in mains fed shower, tiled bath, floating hand basin with vanity under and matching WC.

BEDROOM THREE lies opposite bedroom 2 and is frontward facing with fitted carpet and integrated double wardrobes. An ENSUITE SHOWER ROOM offers a corner shower enclosure, WC and sink with window to the front elevation and easy to maintain panelling to the walls.

The PRINCIPLE BEDROOM SUITE is located on the first floor. This spacious double bedroom with built in mirrored wardrobes, access to eaves storage and access to a private, semi-sunken, decked balcony taking in elevated, panoramic views over Sully beach and beyond. A DRESSING ROOM provides a large run of open hanging space with VELUX window bringing in natural light. The ENSUITE BATHROOM is well appointed with a 5-piece white suite comprising a 'Jacuzzi' bath, double side by side wash hand basins, bidet and a WC with a Velux window and large window with partial sea view.

The ANNEX accommodation is accessed off of the main hallway via a part glazed timber door.

Off a carpeted hall lies a predominantly tiled SHOWER ROOM with corner shower cubicle, pedestal hand basin, WC, chrome heated towel rail and extractor fan fitted.

BEDROOM FOUR is a double bedroom with fitted carpet and large windows to the side elevation.

The vaulted LIVING ROOM offers direct access to the hedge lined, side decked area with a vaulted ceiling and wooden stairs rising to BEDROOM FIVE which is currently used as a HOME OFFICE/STUDY with Velux window to the side and access to eaves storage. Finalising the annex accommodation is a fitted KITCHENETTE with wall and base mounted storage, roll top worktops, sink and plumbed provision for white goods with a side window.

A private gated entrance leads to a large block paved driveway allowing off road parking for numerous vehicles and onwards to a linked DOUBLE GARAGE/WORKSHOP with an electric up and over door.

A beautifully landscaped front garden offers a defined well cut lawn with well stocked, planted borders and fruit trees.

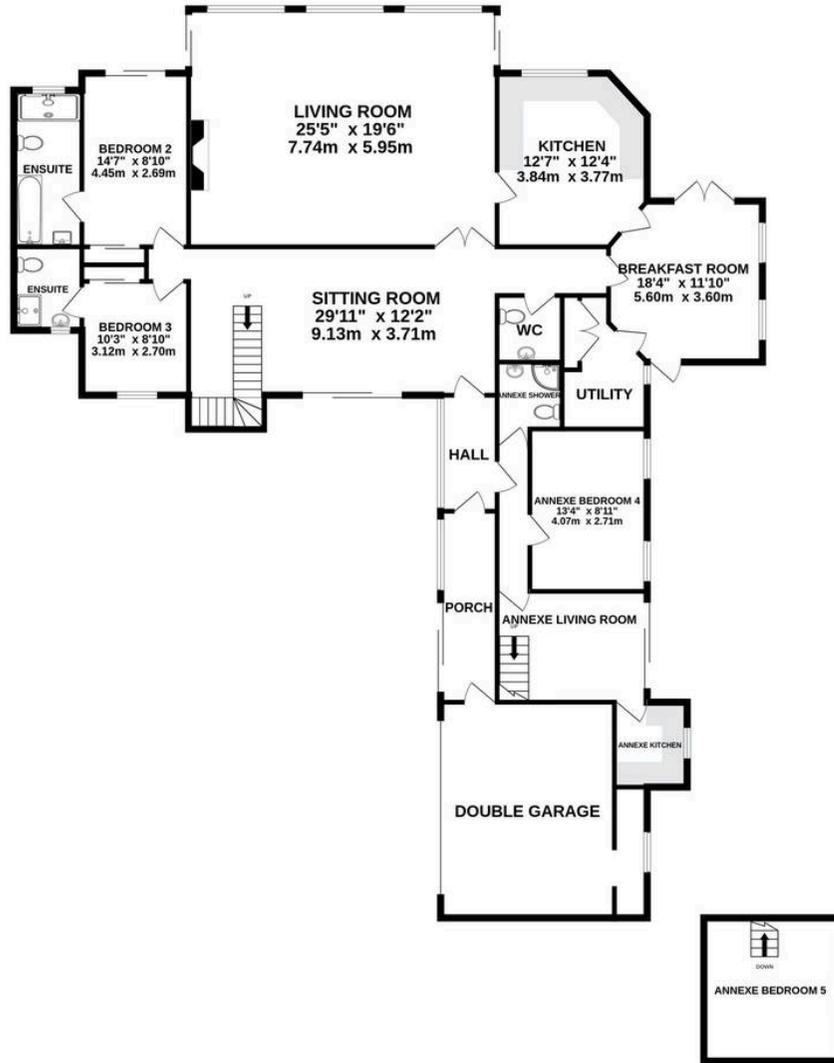
Gated access from the side opens to the SOUTH FACING REAR GARDEN with level lawn, established planting enhancing the coastal aspect with a number of decked seating areas and pergola to enjoy alfresco dining and entertaining. A private hedge lined area with another decked seating area houses the Avary that could be used as a fruit cage.



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GROUND FLOOR  
2488 sq.ft. (231.2 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 3244 sq.ft. (301.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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