



hrt
herbert r thomas

29 Smithies Avenue, Sully

Penarth

£749,950

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Sully, Penarth

Spacious double bay-fronted bungalow with 3150 ft², Bristol Channel views, and a 1/3-acre plot on a sought-after Sully road, close to the heritage coastline and village amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Directions: 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, proceed for a short distance where No. 29 will be on your right-hand side as indicated by our 'For Sale' board.





29 Smithies Avenue, Sully

The ground floor includes a welcoming entrance porch with tiled flooring leading into a generous central hall with fitted carpet, cloaks cupboard and straight-rising stairs.

To the front, a spacious bay-fronted living room enjoys dual-aspect garden views, fitted carpet and a modern inset electric fireplace.

To the rear, a sociable kitchen/dining room features matte-finish handleless cabinetry, matching island, quality appliances (dishwasher, double oven, induction hob, wine cooler, space for American-style fridge/freezer) and French doors opening to the garden.

A separate utility room offers built-in units, granite worktops, tiled flooring, sink, plumbed white-goods provision, Velux window and access to the garage.

The home office/rear sitting room has rich wood block flooring and French doors to the garden.

A fully tiled family bathroom provides a 5-piece suite including jacuzzi bath, bidet and separate shower.

Bedroom 2 is a bay-fronted double with fitted carpet and two wardrobes.

Bedroom 3 is a double with two built-in wardrobes and timber-style flooring.

Bedroom 4 includes fitted wardrobes, storage and twin Velux roof lights.

On the first floor, a spacious landing leads to a bright living room/guest bedroom with elevated coastal views toward the Bristol Channel.

The principal bedroom (Bedroom 1) enjoys rear-garden views, a private balcony, dressing room, en-suite shower room and large eaves storage. The dressing room includes extensive fitted storage and connects to the tiled en-suite, lit by a Velux.

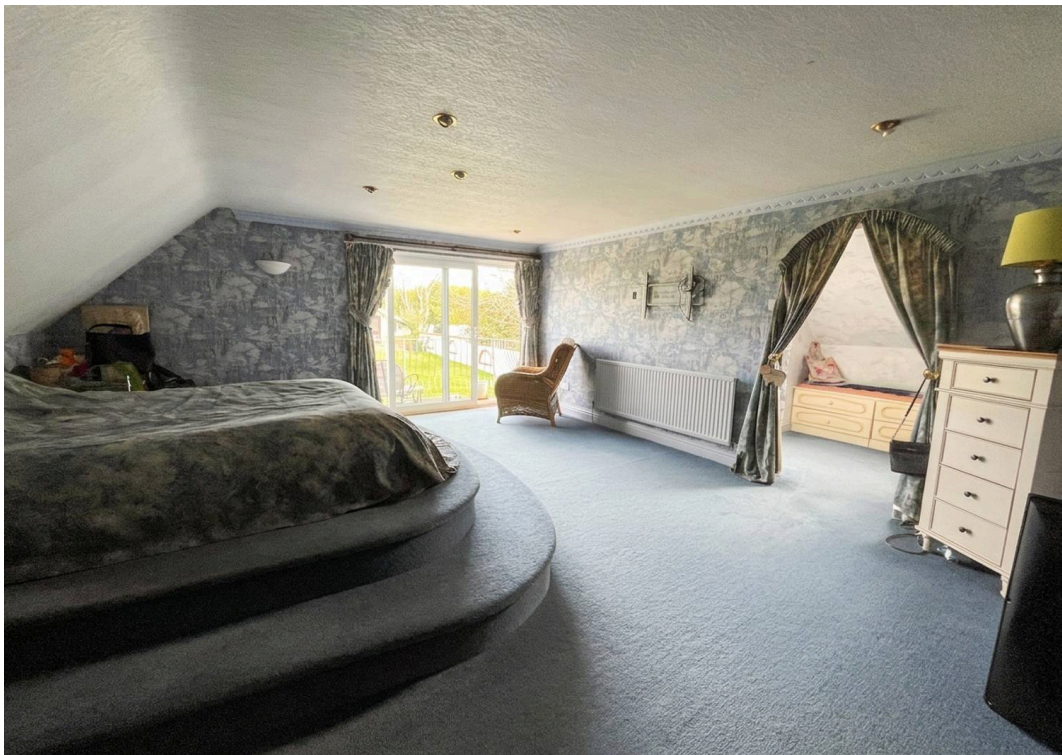
Bedroom 5 is a large double with integrated wardrobes and Velux windows.

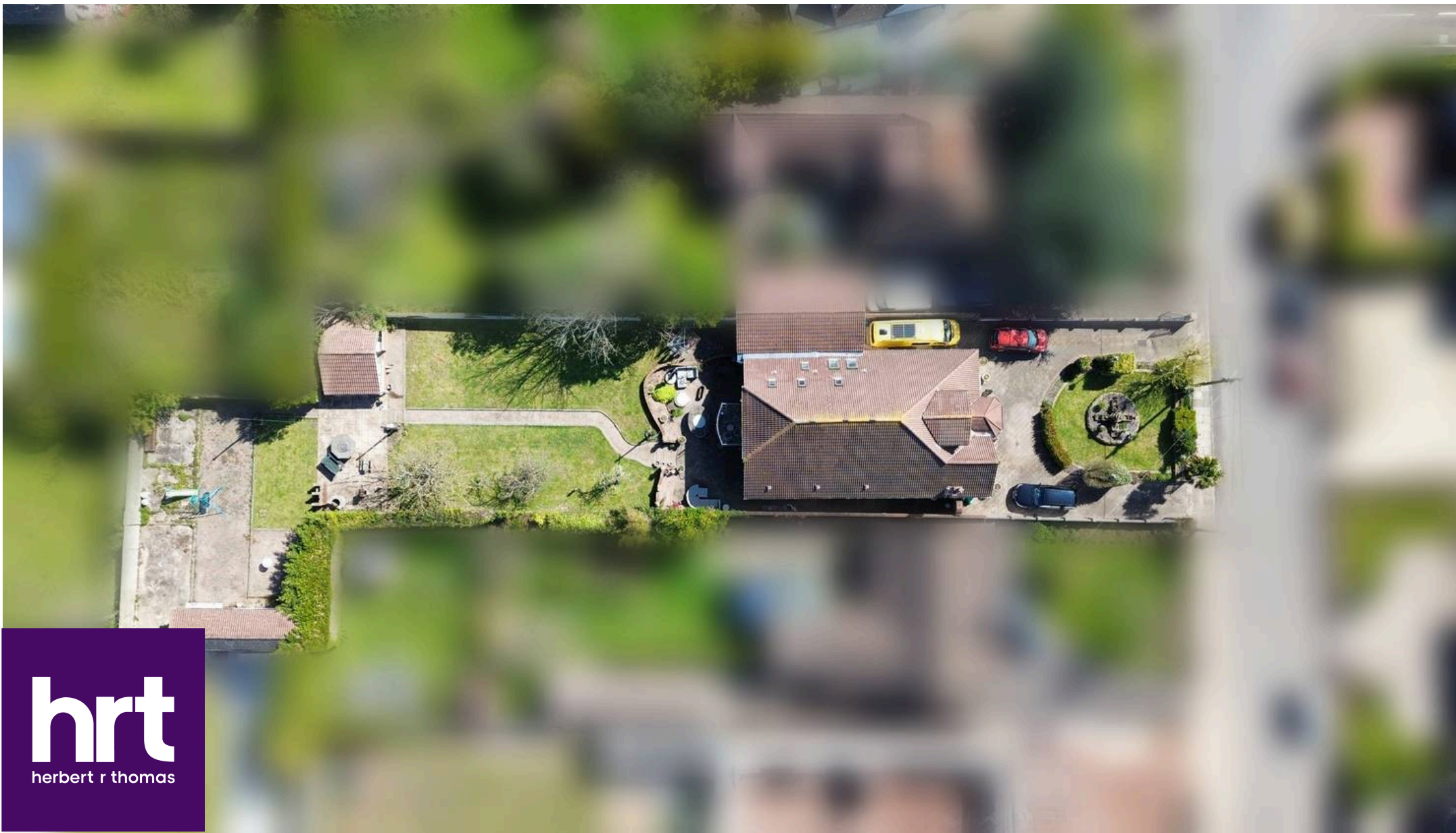
Externally, twin wrought-iron gates open to a sweeping horseshoe driveway with central lawn and water feature, providing ample parking and access to the tandem double garage with front and rear 'up & over' doors, power and lighting.

The landscaped rear garden features a generous paved terrace, large lawn with fruit trees, stocked borders, a solid-built summer house with veranda, additional patio/BBQ area and a further detached garden room/store with 'up & over' door, ideal as a gym, office or studio.



AWAITING FLOORPLANS





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Herbert R Thomas

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