

# 27 Sully Terrace

Penarth, Vale of Glamorgan, CF64 3DS



A quality, much improved two bedroom end-terrace property, with converted two storey summer house on one of Penarth's most popular roads, on the Railway Path and close to the town centre, seafront and some excellent schools. The accommodation comprises the hall, open plan living room and kitchen / diner on the ground floor along with two double bedrooms and a bathroom above. There is a front garden, rear garden and the two storey summer house provides the potential for very versatile, additional space. Viewing advised. EPC: D.

**David  
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Your local Estate Agent & Chartered Surveyor

**£625,000**

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## **Accommodation**

### **Ground Floor**

#### **Hall**

Entered via a new composite front door. Tiled floor. Built in cupboard. Glazed panelled door into the main living space.

#### **Living Room** *14' 2" maximum x 23' 0" into bay (4.31m maximum x 7.01m into bay)*

An open plan living / dining space that forms the main reception area of the property. New uPVC double glazed sash bay window to the front. Attractive fireplace with brick surround and log burner. Oak wood block flooring. Power points. Useful understairs area ideal as home working space and currently housing a piano. uPVC double glazed stained glass window to the side. Feature natural wood staircase. Two central heating radiators. Power points and TV point. Step down into the kitchen / diner.

#### **Kitchen / Diner** *13' 0" x 20' 2" (3.96m x 6.14m)*

Kitchen open to a dining or sitting area at the rear of the house onto the garden. The fitted kitchen comprises bespoke solid wood base units with hand painted doors, granite work surfaces and matching mantel, plate rack, wall cupboards and shelving. Recess for range cooker with extractor and tiled splash back. Integrated dishwasher and washing machine. One and a half bowl sink with drainer. Power points. Recessed lighting. Feature brick pier. Recess for Space for a fridge freezer. Ceramic tiled floor. Four double glazed Velux windows, uPVC double glazed double doors and side panels with feature high level triangular uPVC double glazed window all overlooking the rear garden.

### **First Floor**

#### **Landing**

Original wood doors to all rooms and an attractive timber floor. Original skirting boards and picture rail. Hatch and ladder to the loft space - the loft space has been boarded and reinsulated, and has electricity and large Velux window. uPVC double glazed window to the side with stained glass.

#### **Bedroom 1** *14' 4" x 9' 9" (4.37m x 2.97m)*

A main double bedroom across the full width of the front of the property. Fitted carpet. Period style fireplace and picture rails. Two uPVC double glazed sash windows to the front with fitted venetian blinds. Power points and TV point. Central heating radiator.

#### **Bedroom 2** *7' 5" x 19' 3" (2.26m x 5.86m)*

The second first floor double bedroom, this time to the rear of the property and with uPVC double glazed double doors to a Juliet balcony overlooking the garden. Fitted carpet. Four double glazed Velux windows with electric blinds. Central heating radiator. Power points.

#### **Bathroom**

A spacious bathroom with new uPVC double glazed window to the rear. Suite comprising and rolled edge bath with shower fitment, pedestal wash hand basin, a WC and a shower cubicle with mixer shower. Victorian style central heating radiator / heated towel rail. Tongue and groove panelling to dado level. Extractor fan. Stripped timber flooring. Linen cupboard.

### **Outside**

#### **Front**

Authentic quarry tiles. Flower beds. Access through a gate down the side of the house to the rear garden.

#### **Rear Garden**

There is a pleasant private rear garden laid to stone chippings, paved patio and flower beds. Access to the coach house. Outside tap.

## Summer House

### **Ground Floor** 18' 10" x 15' 5" (5.74m x 4.71m)

An open plan space currently consisting of a living area and a utility space. uPVC double glazed doors from the garden. uPVC double glazed windows and roof. Power points. Wood effect laminate floor. TV point. Fitted base units, wall cupboard and laminate work surfaces. Recess for dishwasher, fridge freezer and cooker. Part tiled walls. Single bowl stainless steel sink with drainer. Recessed lights. Door to the shower room and stairs to the first floor.

### **Shower Room**

Tiled floor and walls. Shower cubicle with electric shower, WC and wash hand basins. Extractor fan. Light.

### **First Floor** 15' 6" x 11' 1" (4.73m x 3.37m)

Wooden staircase from the ground floor. Wood effect laminate flooring. Two Velux window. Power points and lights. Fitted cupboards. The summer house could be converted to being additional family living accommodation but would need Planning Permission.

## Additional Information

### **Tenure**

The property is held on a freehold basis (CYM270508).

### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,596.01 for the year 2025/26.

### **Approximate Gross Internal Area**

1987 sq ft / 185 sq m including summer house.

### **Utilities**

The property is connected to mains gas, electricity, water and sewerage services. The main house has gas central heating and the coach house is electric only.

## **Energy Performance Certificate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

# Floor Plan









