35 Porlock Drive

Sully, Vale of Glamorgan, CF64 5QA









A modern two bedroom semi-detached house located in a quiet part of Sully, within easy reach of shops, pubs, Sully Primary School and the beach, for sale with no onward chain. Ideal for first time buyers, downsizers and investors alike, this property is in good order with new carpets and having been repainted. It has excellent potential for further upgrading. There is a sitting room and kitchen on the ground floor plus the two bedrooms and bathroom above. The property has a front and rear gardens and off road parking for two cars. Viewing advised. EPC: C.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£265,000

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Accommodation

Ground Floor

Porch *3' 10" x 3' 1" (1.16m x 0.94m)*
uPVC double glazed front door. New fitted carpet. Inner door to the living room.

Living Room *12' 4" x 13' 7" (3.76m x 4.15m)*
A well-sized living room the runs through into the kitchen and has a staircase to the first floor. New fitted carpet. Central heating radiator. Power, TV and data points. uPVC double glazed windows to the front. Door to the kitchen.

Kitchen *12' 4" x 11' 0" (3.75m x 3.35m)*
Vinyl flooring and part tiled walls. Fitted kitchen comprising of wall units and base units with laminate work surfaces. Integrated electric oven, four burner gas hob and extractor hood. Plumbing for washing machine and space for a dryer. Freestanding fridge freezer. uPVC double glazed window and door to the rear into the garden. Wall mounted gas combination boiler. Central heating radiator. Power points. Dado rails.

First Floor

Landing
New fitted carpet to the stairs and landing. Doors to both bedrooms and the bathroom. Hatch to the loft space. Power point.

Bedroom 1 *12' 5" x 13' 10" to doorway (3.78m x 4.22m to doorway)*
Double bedroom to the front of the house, with a uPVC double glazed window that gives partial views across to the Bristol Channel. New fitted carpet. Central heating radiator. Power points. Built-in cupboards.

Bedroom 2 *7' 4" max x 10' 11" (2.24m max x 3.34m)*
A well-sized single bedroom with uPVC double glazed window to the rear that overlooks the garden. New fitted carpet. Central heating radiator. Power points.

Bathroom *4' 9" x 7' 11" (1.44m x 2.41m)*
Vinyl flooring and walls with part tiling and part cladding. Suite comprising of a panelled bath, WC and pedestal sink. uPVC double glazed window to the rear. Central heating radiator. Fitted light.

Outside

Front
Front garden with lawn and pathway to the front door.

Rear Garden
An enclosed rear garden laid to paved patio and with planting beds to both sides. Timber shed. Gated access to the parking area. Outside tap. Plastic storage container.

Additional Information

Tenure
The property is freehold (WA510811).

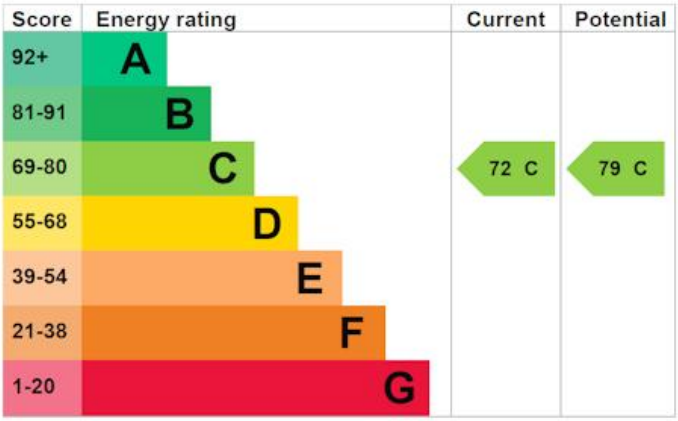
Council Tax Band
The Council Tax band for this property is D, which equates to a charge of £2261.18.

Approximate Gross Internal Area
613 sq ft / 56.9 sq m.

Utilities

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

Energy Performance Certificate



Floor Plan



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