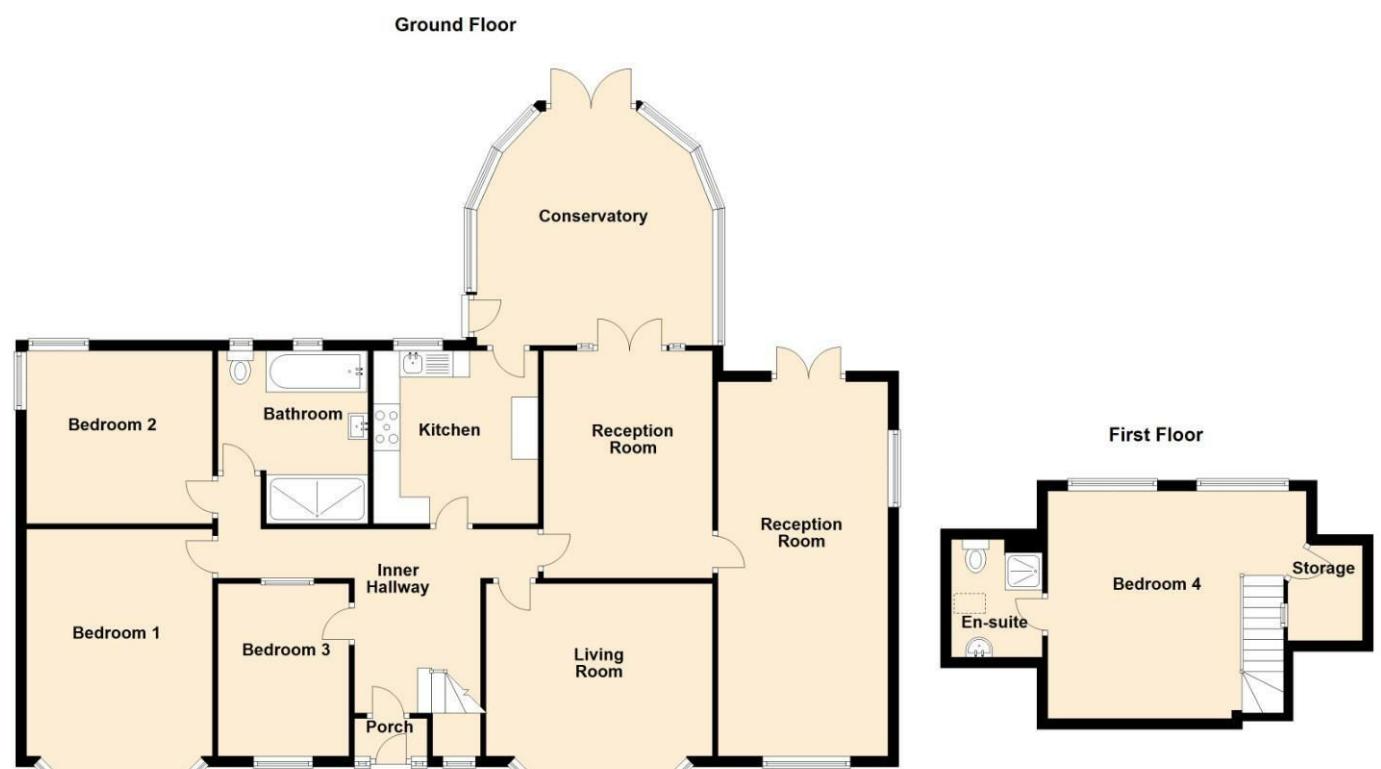




4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

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Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SHEPHERD SHARPE



56 South Road

Sully CF64 5SJ

£620,000

Situated on a large corner plot is this impressive and versatile detached double fronted four bedroom bungalow. Offering great potential and further scope for substantial enlargement. The property is found on an amazing plot approximately one third of an acre with views looking towards the Channel and Somerset coastline. Comprising porch, central hallway, dining room, two good size living rooms, conservatory, attractive fitted kitchen, three bedrooms and modern bathroom to ground floor, loft room/4th bedroom with access to remaining loft storage areas and shower room. The property has large gardens to front and rear, timber storage/small garage, lovely first floor view of the Channel. Gas central heating, uPVC double glazing. Freehold. NO FORWARD CHAIN.



uPVC double glazed door to porch.

Porch

Original tiled floor, boxed in stopcock, original part glazed front door and stained glass window to hallway.

Hallway

A welcoming hallway. Staircase to first floor, original stained glass window to front with uPVC double glazed frame, laminate floor, radiator. Contemporary solid oak doors to all ground floor rooms.

Lounge

13'11" x 10'5" (4.25m x 3.20m)

A cosy snug. uPVC double glazed French doors and full height windows looking through to conservatory, doorway giving access to reception room 2. Period fire surround with coal effect gas fire, carpet, radiator.

Conservatory

13'9" x 13'5" (4.20m x 4.10m)

A large conservatory with solid base and brick built walls. uPVC double glazed to three sides, glazed door and French doors leading out to garden. Polycarbonate roof panels, power, lighting, attractive vinyl flooring.

Reception Room 2

22'11" x 10'8" (7.0m x 3.27m)

The largest of the reception rooms which forms part of a single storey side extension. uPVC double glazed windows to front and side, patio doors to rear. Contemporary decoration, attractive flooring, radiator, picture rail.

Dining Room

13'11" x 12'1" (4.25m x 3.69m)

A lovely room looking onto large front garden. uPVC double glazed bay window with original stained glass to front. Carpet, radiator, period style fire surround with living flame coal effect gas fire.

Kitchen

10'5" x 9'11" (3.18m x 3.03m)

A stylish contemporary shaker style kitchen in grey. Five burner gas hob, split level oven and grill, integrated fridge/freezer and dishwasher. Plenty of store cupboards, attractive tiled splashback and floor, boxed in electric meter and fuse box. Door to conservatory, uPVC double glazed window to rear.

Bedroom 1

15'11" x 11'5" (4.87m x 3.49m)

A double bedroom. uPVC double glazed bay window with original stained glass panels to front. Carpet, radiator, picture rail.

Bedroom 2

11'5" x 8'11" (3.49m x 2.72m)

A second double bedroom. Two uPVC double glazed windows with original stained glass to front. Carpet, radiator, picture rail.

Bedroom 3

7'10" x 10'3" (2.40m x 3.13m)

A third bedroom or study. uPVC double glazed window with original stained glass to front. Laminate floor, radiator, internal original window with stained glass looking into hallway, radiator.



Bathroom

Completely renewed and stylishly presented. Comprising panelled bath, large wash hand basin with built-in storage beneath, wc with twin flush, built-in storage, low profile wet room area with toughened shower screen, high quality acrylic wall boarding, rainfall shower and recessed controls. Chrome radiator, modern lighting, mirror, shaver point, down lighting. Two uPVC double glazed windows.

First Floor Landing

Traditional painted handrail and staircase to first floor, carpet, access to 4th bedroom, large storage area and shower room.

Bedroom 4

14'9" x 13'10" (4.50m x 4.24m)

A large double bedroom. Two uPVC double glazed windows to rear dormer with good views of the Channel and Somerset coastline. Access to a walk-in loft/storage area, wooden floor, radiator, access to en-suite shower room.

Shower Room

Comprising tiled shower enclosure with Triton electric shower, wash hand basin and wc. Skylight, access to remaining loft area, Baxi combination boiler, wooden floor, radiator.

Front Garden

The property is set well back from the road with a large front garden, good off road parking and 'in and out' driveway, mature planting, several mature trees, timber storage/small garage.

Rear Garden

The property is set on an exceptionally good sized private plot with terracing immediately outside the main area of the property, then leading to large area of lawn, additional terracing beyond, large deck, aluminium frame greenhouse, mature planting, outside lighting.

Council Tax

Band G £3,447.77 p.a. (25/26)

Post Code

CF64 5SJ