

# 27 Conybeare Road

Sully, Vale of Glamorgan, CF64 5TZ



A well-presented two to three bedroom house, with ground floor side extension that provides very useful and versatile additional space that can be used as a dining room, playroom, home office or even a third bedroom. The rest of the ground floor comprises the porch, living room and kitchen with some dining space. The first floor has two good bedrooms and the bathroom. To the front, the property has very good, full width off-road parking for a number of cars and there is an enclosed rear garden with patio and lawn as well as pergola with hot tub. Viewing advised. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## Offers in Excess of £280,000

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## **Accommodation**

### **Ground Floor**

#### **Porch 3' 11" x 4' 6" (1.2m x 1.37m)**

uPVC double glazed panel front door and window to the side. Tiled floor. Inner door to the living room.

#### **Living Room 13' 0" x 17' 5" (3.96m x 5.32m)**

A spacious living room with large uPVC double glazed window to the front and access into the sitting room and kitchen. Stairs to the first floor. Fitted carpet. Power points and TV point. Central heating radiator. Coved ceiling. Vertical blinds to the window.

#### **Kitchen 12' 11" x 8' 11" (3.93m x 2.72m)**

A kitchen across the rear of the property with uPVC double glazed window and doors overlooking and giving access to the garden. Floor tiles and part tiled walls. Fitted kitchen comprising wall units and base units with shaker style doors and granite effect laminate work surfaces. Integrated appliances including an electric oven, grill, four burner gas hob and extractor hood. Plumbing for washing machine and dryer. Space for an American style fridge freezer. Single bowl composite sink with drainer. Coved ceiling. Power points. Central heating radiator.

#### **Study / Playroom / Dining Room / Bedroom 3 7' 8" x 18' 3" (2.34m x 5.57m)**

A very versatile room, which is a fully converted garage that now provides space as an additional reception room, study, playroom or ground floor bedroom with the potential for the addition of an en-suite shower room. Vinyl flooring. uPVC double glazed windows to the front and rear along with a door to the rear into the garden. Power points. Central heating radiator. Recessed lights. Venetian blinds to both windows.

### **First Floor**

#### **Landing**

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

#### **Bedroom 1 12' 11" x 9' 0" (3.94m x 2.75m)**

Double bedroom with large uPVC double glazed window to the rear overlooking the garden. Fitted carpet. Central heating radiator. Built-in cupboard over the stairs. Power points.

#### **Bedroom 2 13' 0" x 9' 3" (3.96m x 2.82m)**

The second double bedroom, this time to the front of the house. Another large uPVC double glazed window, with vertical blinds. Fitted carpet. Central heating radiator. Power points.

#### **Bathroom 8' 8" x 4' 6" (2.64m x 1.38m)**

A fully tiled bathroom with suite comprising a panelled bath with mixer shower and glass screen, WC and pedestal sink. Heated towel rail. uPVC double glazed window to the side. Recessed lighting. Extractor fan. Wall cabinet with mirrored doors.

### **Outside**

#### **Front**

Off road parking for at least three cars to the front of the house, laid to Presscrete.

#### **Rear Garden**

A fully enclosed rear garden with areas of lawn, a well-proportioned composite deck with pergola and hot tub and borders laid to stone chippings. Outside tap and power points. Storage shed. Mature small trees and plants.

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Additional Information

Tenure

The property is freehold (WA233730).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2068.66 for 2025/26.

Approximate Gross Internal Area

842 sq ft / 78.2 sq m.

Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



















