

# 1 Lynton Close

Sully, Vale of Glamorgan, CF64 5UZ



A very well presented and much loved four bedroom detached house, on a quiet cul-de-sac in Sully, within easy reach of all Sully has to offer while providing privacy and safety for young families. The ground floor comprises the hall, living room, dining room, kitchen, conservatory and WC. There are four bedrooms - all of good proportions - and two bathrooms on first floor. The property has excellent off road parking to the front as well as a south facing rear garden. There are partial views of the Bristol Channel from the rear first floor rooms as well as solar panels on a feed-in tariff. Sold with no onward chain. EPC: TBC.

**David  
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Your local Estate Agent & Chartered Surveyor

**£450,000**

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## Accommodation

### Ground Floor

#### **Hall**

Engineered wood flooring. Central heating radiator. Stairs to the first floor and a built-in cupboard. Doors to the living room, dining room and WC. uPVC double glazed front door and window. Power point.

#### **Living Room** 19' 5" x 14' 4" into window (5.92m x 4.37m into window)

A large living room with a uPVC double width bay window to the front overlooking the close. Engineered wood flooring continued from the hall. Two central heating radiators. New feature stove style electric fire. Power points and TV point.

#### **WC** 7' 0" x 3' 5" (2.14m x 1.04m)

Tiled floor. Suite comprising a WC and sink with storage below. High level uPVC double glazed window. Central heating radiator. Recessed lights.

#### **Dining Room** 9' 0" x 12' 10" (2.75m x 3.92m)

A second reception room, ideal as a dining room off the kitchen. Fitted carpet. Door and hatch to the kitchen as well as uPVC double glazed sliding doors to the rear into the conservatory. Central heating radiator. Power points.

#### **Kitchen** 10' 3" x 10' 8" (3.12m x 3.26m)

A quality fitted kitchen comprising wall units, tall larder cupboard and base units with laminate work surfaces and a breakfast bar. Integrated Neff appliances including an electric oven, combi-microwave, four zone induction hob, extractor hood, fridge freezer and dishwasher. One and a half bowl composite sink with drainer. uPVC double glazed window and door into the conservatory. Power points. Recessed lighting. Part tiled walls and a tiled floor. Built-in pantry cupboard.

#### **Conservatory** 19' 3" x 8' 4" (5.88m x 2.54m)

A large conservatory with uPVC double glazed windows, doors and roof, all with fitted pleated and vertical blinds. Central heating radiator. Power points. Plumbing for washing machine and dryer. The conservatory has sliding doors out into the garden and a sunny southerly aspect.

### First Floor

#### **Landing**

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Doors to all four bedrooms and the main bathroom. Hatch to the loft space. Power point.

#### **Bedroom 1** 12' 3" x 10' 4" (3.74m x 3.14m)

Double bedroom with en-suite shower room and uPVC double glazed window to the rear that gives views out over Sully to the Bristol Channel. Fitted carpet. Central heating radiator. Power points. Sliding door to the en-suite.

#### **En-Suite** 8' 11" x 3' 2" (2.72m x 0.96m)

Tiled floor and walls. Suite comprising a shower cubicle with mixer shower, a WC and a sink with storage below. Central heating radiator. uPVC double glazed window to the side. Central heating radiator.

#### **Bedroom 2**

Double bedroom with uPVC double glazed window to the front of the house that overlooks the close. Wood effect laminate flooring. Extensive fitted wardrobes. Central heating radiator. Power points.

#### **Bedroom 3** 7' 0" x 12' 2" (2.13m x 3.72m)

Another well sized bedroom with a uPVC double glazed window to the front of the house. Wood effect laminate flooring. Central heating radiator. Power points. Coved ceiling.

**Bedroom 4 7' 0" x 13' 1" (2.14m x 4m)**

A large single bedroom, currently used as a home office with fitted office furniture and a built-in cupboard. Fitted carpet. uPVC double glazed window to the rear with Bristol Channel views. Central heating radiator. Power points.

**Bathroom 9' 0" x 6' 3" (2.74m x 1.9m)**

LVT flooring and feature Italian porcelain tiled walls. Suite comprising a panelled bath with twin head mixer shower and glass screen, a WC and a sink with storage below. Fitted cabinet with mirrored doors. Tall central heating radiator. uPVC double glazed window. Recessed lights. Built-in cupboard with gas combination boiler and fitted shelving.

**Outside**

**Front**

Excellent off road parking to the front and side, laid to block paving and with an additional space across the adjoining grass verge. Mature planting. Further access down the side of the house to the garage and with gated access to the rear garden. Outside tap and power socket.

**Rear Garden**

Accessed from steps down from the conservatory, this is a lovely private garden with a southerly aspect. Laid to lawn and with areas of hardstanding, patio and decorative stone chippings. Mature hedging. Gated access to the driveway and garage along with a storage shed to the side.

**Garage 9' 0" x 18' 0" (2.74m x 5.48m)**

A single garage with double doors to the front and a window to the side. Electric light and power points.

**Additional Information**

**Tenure**

The property is freehold (WA158838).

**Council Tax Band**

The Council Tax band for this property is F, which equates to a charge of £2988.07 for 2025/26.

**Approximate Gross Internal Area**

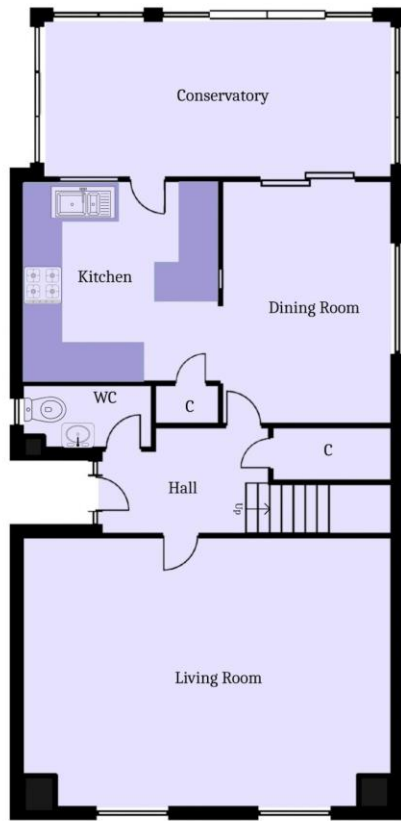
1411 sq ft / 131.1 sq m.

**Utilities**

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating. The property has solar panels, with a feed-in tariff that generates an annual income. More details are available on request.

**Energy Performance Certificate**

## Floor Plan



Ground Floor



First Floor

For illustrative purposes  
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