

5 Porlock Drive

Sully, Penarth, Vale of Glamorgan, CF64 5QA



A spacious detached and much-loved family home offering excellent potential and located on a quiet road within walking distance of the beach, shops, pubs and restaurants in the village. In need of some modernisation, this presents a fantastic opportunity to upgrade, reconfigure and extend (subject to any necessary consents). The property is conveniently located for Sully Primary School and there is free transport into Stanwell School in Penarth. The accommodation comprises an entrance hall, three reception rooms, kitchen, utility room and WC, four bedrooms (three doubles) and two bathrooms. The property benefits from a pleasant front garden, driveway parking, a garage and a very private rear garden. Offered for sale with no onward chain, early viewing is strongly recommended. EPC: D.

**David
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Your local Estate Agent & Chartered Surveyor

£499,950

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Accommodation

Ground Floor

Hall

Entrance hall. uPVC front door and double glazed panel to the side, fitted carpet, coved ceiling, central heating radiator, phone and power points, doors to the living room, the breakfast room, and the dining room.

Living Room 14' 6" max x 24' 3" into bay (4.42m max x 7.39m into bay)

A large, light and spacious lounge with a uPVC double glazed box bay window to the front and sliding doors to the rear garden, allowing plenty of natural light throughout the day. There is fitted carpet, two central heating radiators, coved ceiling, power point, TV points, and a feature fireplace with a fitted electric fire. This fireplace would have been open previously, but further investigation is required to determine whether it is still usable. Door to the breakfast room.

Breakfast Room 10' 3" x 9' 4" (3.12m x 2.84m)

Fitted carpet, uPVC double glazed window to the rear overlooking the garden. Central heating radiator. Power points. Coved ceiling. This breakfast room links the living space to the kitchen and is also accessed from the entrance hall.

Kitchen 10' 6" x 9' 4" (3.19m x 2.84m)

Fitted kitchen comprising of wall units and base units with laminate work surfaces, and a matching central dining table and benches (not fixed). Integrated appliances include an electric oven, grill, four zone electric hob, and extractor hood. There is a single bowl stainless steel sink with drainer. uPVC double glazed window to the rear overlooking the garden. Tiled walls. Central heating radiator. Door into the utility room.

Utility Room 8' 7" x 9' 4" (2.62m x 2.84m)

Tiled floor. Space for fridge freezer, and plumbing for a washing machine and dryer. Power points. uPVC double glazed window to the side, and a uPVC double glazed door to the rear garden. There is also a door to the WC.

WC 2' 10" x 4' 10" (0.87m x 1.48m)

Tiled floor continued from the utility room. WC and pedestal sink. Central heating radiator. uPVC double glazed window to the side.

Dining Room 9' 10" x 13' 1" (3m x 3.98m)

An additional, well-sized reception room, currently used as a dining room but versatile and equally suited to being a playroom or home office. Fitted carpet. uPVC double glazed window to the side. Power points. Central heating radiator.

First Floor

Landing

Fitted carpet to the stairs and landing. There are doors to all four bedrooms, the bathroom, and a loft hatch to the roof. Power points.

Bedroom 1 10' 1" x 16' 2" (3.07m x 4.92m)

Double bedroom with en-suite bathroom and uPVC double glazed windows to the front that look out along Porlock Drive and towards the Bristol Channel. Fitted carpet. Built-in wardrobes. Central heating radiator. Fitted bedroom storage including headboard, side tables, drawer unit, and a dressing table with matching mirror. Door to the en-suite.

En-Suite 10' 0" x 6' 6" (3.06m x 1.97m)

A spacious en-suite, with fully tiled walls and with a carpeted floor. There is a uPVC double glazed window to the rear and the suite comprising of a panelled bath with mixed shower and glass screen, a WC, a bidet, and a pedestal sink. Fitted mirror with electric light and shaver point. Central heating radiator.

Bedroom 2 11' 7" x 13' 2" (3.53m x 4.02m)

The second front-facing double bedroom. Fitted carpet. uPVC double glazed window to the front, again with partial views across the Bristol Channel. Built-in wardrobe. Power points. Central heating radiator.

Bedroom 3 11' 6" x 9' 5" (3.51m x 2.88m)

Double bedroom with a double glazed window to the rear that overlooks the garden. Fitted wardrobes and a built-in cupboard with fitted shelving and central heating radiator. Power points. Fitted bed with headboard and two side tables with matching dressing table. Central heating radiator,

Bedroom 4 7' 1" x 10' 2" (2.17m x 3.1m)

Single bedroom to the front of the property and ideal as a home office or a nursery. uPVC double glazed window to the front. Built-in wardrobe over the stairs with sliding doors. Fitted carpet. Central heating radiator. Power points.

Bathroom 10' 5" x 6' 6" into shower (3.17m x 1.97m into shower)

A bathroom with suite comprising of a panelled bath, pedestal sink, WC and a shower cubicle with mixer shower. uPVC double glazed window to the rear. Bathroom cabinet with mirrored doors. Shaver point. Central heating radiator.

Outside

Front

Large front lawn with mature hedging and driveway parking for up to two vehicles leading to the garage.

Garage 9' 3" x 17' 1" (2.83m x 5.21m)

Up and over door to the front and a uPVC double glazed door to the side. Electric light and power points. The garage houses the gas combi boiler as well as the electric meter, gas meter and the electrical consumer unit.

Rear Garden

An enclosed and very private rear garden with paved patio and lawn bordered by mature trees which give the garden its privacy. The garden has an easterly aspect. Gated access to the front on both sides.

Additional Information

Tenure

The property is freehold (WA247360).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3670.18 for 2026/27.

Approximate Gross Internal Area

1692 sq ft / 157.2 sq m.

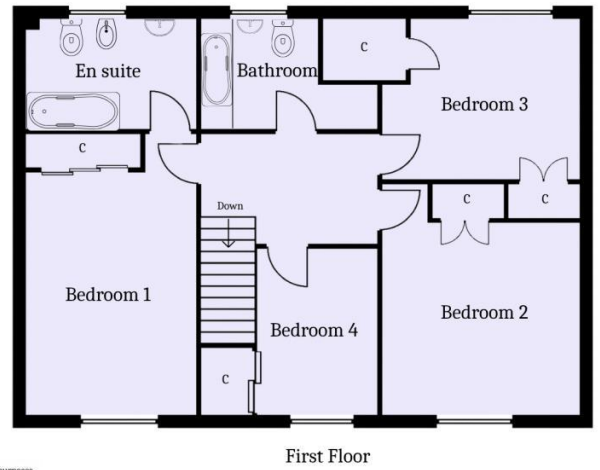
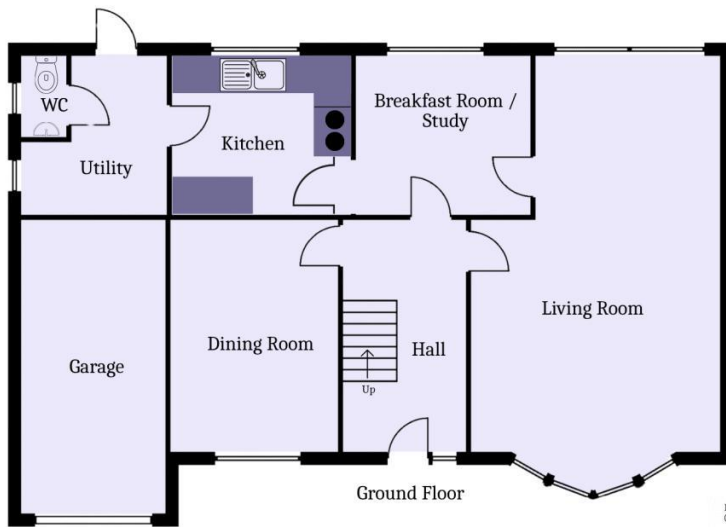
Utilities

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

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



For illustrative purposes
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