



2 Rookery Wood

Sully, Penarth, CF64 5TX

Offers In Excess Of £850,000

HARRIS & BIRT



A unique and attractive bungalow tucked away in a private leafy cul-de-sac of just three properties off Cog Road in the highly desirable village of Sully. The spacious accommodation is highly versatile and is conveniently set across one floor, briefly comprising: entrance hall, WC, open plan kitchen & family room, utility room, dining room, study and living room, with a rear hall connecting to the master bedroom with en suite, a further three double bedrooms, family bathroom and a steam room. Outside enjoys the benefit of driveway parking for multiple vehicles, front garden with an attractive archway leading through to wrap around patio and rear garden. A sizeable heated swimming pool and timber pool house are also a bonus, and the property enjoys lovely views of the Church to the rear.

Situated within the coastal village of Sully, which has excellent walks to the beach and a designated coastal path and is just a short drive from Cosmeston Lakes as well as Penarth town, which in recent years has been voted by readers of the “Sunday Times” as the best place to live in Wales. Schools in both Sully and Penarth are held in particular high regard, and whilst the property is in the catchment for Sully Primary School, which feeds into Stanwell Secondary School, there is also a private school in Penarth (Westbourne House) which caters for children between the ages of 5 and 18. The property is within close proximity to major centres including Cardiff, Cowbridge, Bridgend, Barry and the M4 corridor.

- Attractive & Unique Detached Bungalow
- Four Reception Rooms
- Two Bathrooms, WC & Steam Room
- Heated Swimming Pool
- Pretty Outlook over St John The Baptiste Church To The Rear
- Four Double Bedrooms
- Open Plan Kitchen With Family Room
- Spacious Wrap Around Patios and Rear Garden
- Quiet & Private Cul De Sac Location
- EPC Rating C

Accommodation

Ground Floor

Entrance Hall 8'9" x 10'3" (2.68 x 3.14)

The property is entered via UPVC front door with decorative glazed panels into entrance hall. Wood effect laminate floor. Radiator. Pendant ceiling light. Two glass light boxes to front. Archway through to kitchen. Decorative glazed doors to living room and WC.

WC 7'10" x 4'11" (2.40 x 1.52)

Two piece suite with features to include: low level dual flush WC and corner vanity unit with wash hand basin, mixer tap and storage below. Decorative half moon obscure glazed window to front. Fully tiled walls. Tiled floor. Radiator. Pendant ceiling light.

Kitchen 15'6" x 10'3" (4.73 x 3.14)

Modern fitted kitchen with features to include: a range of wall and base units with granite worktops and tiled splashbacks. Inset 1.5 bowl sink with mixer tap. Countertop induction hob with tiled splashback and electric extractor hood over. Eycline electric oven and grill. Integrated fridge behind matching decor door. Undercounter integrated dishwasher. Curved peninsula with worktop with overhang for breakfast bar style seating. Large window overlooking the front garden. Tiled floor. Ceiling spotlights. Opens through to family room.

Family Room 21'1" x 11'1" (6.45 x 3.38)

Sliding patio doors onto rear terrace. Wood effect laminate floor. Radiator. Pendant ceiling light. Door through to rear hall. Door to utility room.

Utility Room 7'5" x 11'1" (2.27 x 3.39)

Part obscure glazed UPVC door to rear patio. Recessed storage cupboard. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Fully tiled walls. Space for free standing fridge/freezer. Radiator. Strip ceiling lights.

Dining Room 16'7" x 14'7" (5.08 x 4.47)

Decorative glazed door from kitchen into dining room. Two windows overlooking the front garden. Large radiator. Fitted carpet. Pendant ceiling light. Door to study.

Study 12'4" x 7'3" (3.78 x 2.22)

Fitted office furniture including desk and cabinets. Large window overlooking rear patio. Radiator. Fitted carpet. Wall lights.

Living Room 17'7" x 24'7" (5.37 x 7.51)

Feature fireplace with decorative tiled wall containing Stovax inset wood burning stove with granite hearth. Wall recesses either side for log storage. Sliding patio doors onto side terrace. Radiator. Wood block floor. Ceiling spotlights and wall lights. Decorative glazed door to rear hall.

Rear Hall 8'7" x 27'6" (2.63 x 8.40)

Wood effect laminate floor. Pendant ceiling lights. Two loft access hatches. Recessed storage cupboard. Radiator. Doors to all bedrooms.

Steam Room

Glazed door opens to fully tiled steam room with seat and wall mounted shower.

Master Bedroom 22'1" x 12'0" (6.75 x 3.66)

Spacious master bedroom with sliding patio doors onto rear terrace. Run of fitted wardrobes with sliding mirrored doors. Large window to side. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite 6'10" x 12'0" (2.10 x 3.66)

Modern suite with features to include a walk in shower cubicle with wall mounted, mains connected shower, rainfall shower head and further shower head fitment. Low level hidden cistern WC. Wall mounted wash hand basin with mixer tap. Fully tiled walls. Tiled floor. Obscure glazed window to rear with deep tiled sill. Radiator. Pendant ceiling light. Further ceiling spotlights. Extractor fan. Wall mounted vertical towel warmer.

Bedroom Two 14'1" x 9'11" (4.30 x 3.03)

Large window overlooking side. Fitted double wardrobe with part mirrored sliding door. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 14'1" x 9'11" (4.30 x 3.03)

Large window overlooking side. Fitted double wardrobe with part mirrored sliding door. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 9'6" x 9'9" (2.92 x 2.98)

Window overlooking rear patio. Fitted wardrobes with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 9'6" x 8'0" (2.92 x 2.45)

Modern four piece suite in white comprising free standing roll top bath, shower cubicle with wall mounted mains connected shower and sliding door. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Fitted storage cupboard with mirrored sliding doors. Obscure glazed window to rear. Fully tiled walls. Decorative tiled floor. Wall mounted vertical towel warmer. Pendant ceiling light. Extractor fan.

Outside

The property is entered off Cog Road via a private lane into a cul de sac of just three houses offering privacy and exclusivity. Number two is located to the right hand side of the central lawned roundabout. To the front is a spacious drive laid to cobbled stone and tarmac offering off-road parking for several vehicles. The front garden is lawned with pretty planted borders and is made private with a variety of mature trees and privacy hedging. Decorative Victorian style lanterns offer lighting. The property is accessed through an enclosed arched porch with decorative tiled floor and lighting. A pair of wrought iron gates on both side of the house offer access through to the rear. The south facing rear garden has a large paved patio accessed from the family room, master bedroom and utility with wrought iron fencing separating a parcel of lawn with planted borders and dry stone wall boundary to the rear offering attractive views of the Church beyond. The property enjoys the benefit of a sizeable heated swimming pool with retractable pool cover. A timber storage shed houses the heating & filtration system. A further open fronted timber storage shed and detached timber summer house are to remain. The patio wraps around to a private and enclosed area to the side accessed from the main living room with a parcel of lawn, sunken pond with decorative waterfall feature and pretty planted borders.

Services & Tenure

All mains services are connected to the property. UPVC double glazing throughout. Gas central heating via combi boiler housed to attic. Freehold.











FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 238 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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