

37 Porlock Drive

Sully, Vale of Glamorgan, CF64 5QA



A modern, two bedroom semi-detached property with no chain, located in a very popular, quiet part of the village, in catchment for Sully Primary school and Stanwell School as well being within easy reach of shops, pubs and the beach. The property is ideal for young families and comprises the porch, living room and kitchen on the ground floor along with two double bedrooms and the bathroom above. There is a front garden, nearby off road parking area and an enclosed rear garden with an impressive, spacious and versatile summer house. The property is in excellent condition throughout and is for sale with no onward chain. EPC: D.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£285,000

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Accommodation

Ground Floor

Porch 4' 7" x 3' 1" (1.4m x 0.95m)

uPVC double glazed front door. Wood effect laminate flooring. Door into the living room.

Living Room 12' 4" x 13' 5" (3.76m x 4.1m)

Wood effect laminate flooring continued from the porch. uPVC double glazed window to the front, with Venetian blind. Central heating radiator. Power points and TV point. Feature fireplace with wooden surround, a quartz hearth and an electric fire. Stairs to the first floor with under stair storage area. Door to the kitchen.

Kitchen 12' 4" x 11' 0" (3.76m x 3.36m)

A kitchen with dining space, to the rear of the property and with a uPVC double glazed window and door onto the garden. Tiled flooring. Fitted kitchen comprising wall units and base units with wood doors and black granite effect laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor hood, washing machine and dishwasher. Space for a fridge freezer. Part tiled walls. Power points. Central heating radiator. Wall mounted gas combination boiler. Venetian blind to the window.

First Floor

Landing

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

Bedroom 1 12' 6" x 13' 9" (3.8m x 4.2m)

Double bedroom to the front of the house, with a uPVC double glazed window that gives views towards the Bristol Channel. Fitted carpet. Built-in wardrobe with mirrored sliding doors. Coved ceiling. Central heating radiator. Power points. Venetian blind to the window.

Bedroom 2 7' 4" max x 11' 1" max (2.24m max x 3.37m max)

A well-sized single bedroom with wood flooring and a uPVC double glazed window to the rear. Central heating radiator. Power points. Venetian blind to the window.

Bathroom 4' 10" x 8' 1" (1.48m x 2.46m)

Vinyl flooring and part tiled walls. Suite comprising a panelled bath, sink with storage below and a WC. uPVC double glazed window to the rear, with Venetian blind. Bathroom cabinet. Heated towel rail.

Outside

Front

A lawned front garden with privacy hedging and a paved pathway to the front door.

Parking Area

The property benefits from off road parking to the rear, with enough space for two cars.

Rear Garden

A very pleasant rear garden, with two natural stone paved patios and a lawn. Planting beds in one corner. Gated access to the side into the parking area. Outside tap. Large summer house. Outside power points. The garden gives potential to extend the property, subject to Planning Permission.

Summer House

A large, high quality timber summer house with electric light and power points. Two double glazed windows to the side and doors into the garden.

Additional Information

Tenure

The property is freehold (WA498220).

Council Tax Band

The Council Tax band for this property is D, which equates to a charge of £2202.11 for 2026/27.

Approximate Gross Internal Area

616 sq ft / 57.2 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		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan











