



Edwards & Co
property sales & lettings

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South Road
Sully
The Vale Of Glamorgan
CF64 £500,000 to £550,000 Guide



- Spacious and enviably located 3 double bed detached home
- Large plot with driveway, front and south facing rear gardens
- 3 well-proportioned double bedrooms
- Excellent size principle reception room
- Separate sitting room
- Spacious kitchen/dining room
- Shower room/wc + separate w/c and utility room
- Large loft ripe for conversion STPP
- Possible development potential STPP
- MUST BE VIEWED TO BE FULLY APPRECIATED



Ref: PRA53887

Viewing Instructions: Strictly By Appointment Only

General Description

Guide price £500,000 to £550,000 - Unique and aesthetically beautiful 3 double bedroom detached family-sized home on an impressively proportioned plot in Sully Edwards and Co, Cardiff are delighted to offer for sale this fabulous property in The Vale of Glamorgan and within a very short walk of the Sully coastline. The property will require renovation if desired and occupies a very generous plot with extensive driveway parking to the front and side plus large front and rear gardens. This property simply must be viewed to be fully appreciated.



Driveway & Front Entrance

Hard-stand driveway parking for multiple vehicles. Adjacent to front garden and side driveway. Original brick boundary wall.



Front Garden

An excellent size front garden laid mainly to lawn with mature planted borders and overlooked by the property's signature spire.



Front Entrance

Impressive gabled entrance to the property with covered porch area.



Driveway

As depicted.



Side driveway

Paved driveway extending alongside the property towards the rear garden.



Covered Porch

Covered storm porch with original tiled flooring. Impressive entrance door with leaded glass panels.



Entrance Hallway

Spacious and welcoming entrance hallway with doors off to all bedrooms, principle reception room and sitting room. High ceilings with original features and loft access hatch with drop-down ladder. The extensive loft area is partially boarded, has power and light and offers access into the property's front 'turret'.



Entrance hallway second angle

As depicted and perfectly showcasing the original front entrance door.



Principle Reception Room

A very well-proportioned, dual aspect main living room with feature window to the front and glazed doors to the rear opening in to the 'lean-to' sun room. Many original features and carpeted flooring.



Principle Reception Room second angle

As depicted.



Sitting room

Another spacious reception room off the entrance hallway and leading through to the kitchen/dining room. Large window to side. Feature fireplace with gas fire (not tested). Carpeted flooring and panelled walls.



Kitchen/Dining Room

Forming part of the rear extension is the sizeable kitchen and dining/breakfasting area. Door off to rear garden. 2 windows overlooking the rear aspect.



Kitchen

Ample range of base and wall units with electric oven and hob plus sink and drainer. Open plan to dining/breakfast area.



Dining Area

As depicted with ample space for a dining/breakfasting table and chairs.



Bedroom 1

A very-well proportioned double bedroom with 2 large windows overlooking the rear aspect. Original features and carpeted flooring.



Bedroom 2

Bedroom 2 is another sizeable double bedroom or additional reception room, this time with the window overlooking the front aspect. Brightly decorated with carpeted flooring.



Bedroom 3

Bedroom 3 is also a sizeable double bedroom with the window overlooking the front aspect also.



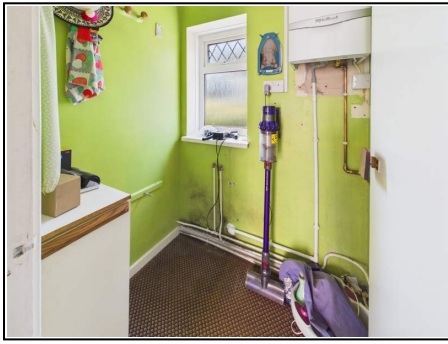
Shower Room/Wc

To the rear of the property is the spacious shower room/wc with w/c, wash hand basin and easy-access shower cubicle. Brightly decorated with window to rear aspect with obscured glazing.



Separate WC

Separate w/c with wash hand basin adjacent to main shower room. Window with obscured glazing to side aspect.



Utility Room

Utility room/storage room with wall mounted and more recently fitted combi-boiler. Window to side aspect.



Rear Garden

A superbly-proportioned, private and enclosed rear garden laid mainly to lawn with mature trees and planted borders. The garden is predominantly southerly facing and faces towards the nearby coastline.



Rear Garden Second Angle

As depicted.



Garden Shed/Storage

Substantial metal shed/storage to remain.

Agents Opinion

This truly is an impressive and very eye-catching detached property located in the highly desirable Sully area of The Vale of Glamorgan. The property occupies a very generously proportioned plot with extensive front and rear gardens. The much-loved property will undoubtedly benefit from modernisation throughout and is ready for additional rear and loft extensions subject to the necessary permissions and regulations. Alternatively, the property/plot, due to its width and depth, may be suitable for redevelopment, again subject to planning consent, and would be more than large enough for 2 separate dwellings if desired. Must be viewed to be fully appreciated.

Disclaimer

This brochure is provided for general guidance only and does not form part of any offer or contract. While every effort has been made to ensure accuracy, details, descriptions, measurements, and images should not be relied upon as statements of fact. Prospective purchasers or tenants are advised to independently verify all information through inspection or professional advice.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide satisfactory proof of identity, address, and source of funds before a sale can proceed. This is a legal requirement and helps ensure transparency and compliance throughout the transaction process.

Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band F



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith

by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.