

5 Uphill Close

Sully, Vale of Glamorgan, CF64 5UT



A spacious ground floor bungalow on a well-sized corner plot, in a quiet Sully cul-de-sac with plenty of off road parking and versatile living accommodation. Comprising the porch, living room, kitchen, utility, garden room, three bedrooms and a bathroom. The property benefits from a generous garden, extensive off road parking to the front and a garage. Viewing is highly recommended in order to appreciate everything that this property has to offer. EPC: D.

**David
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£450,000

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Accommodation

Ground Floor

Porch 4' 4" x 6' 4" (1.32m x 1.94m)

Fitted carpet. Central heating radiator. Built-in cupboard. Coved ceiling.

Lounge 12' 9" maximum x 19' 5" (3.88m maximum x 5.93m)

A spacious dual aspect sitting room with uPVC double glazed windows to the front and side. Fitted carpet. Two central heating radiators. Power points and TV points. Fireplace with wood and marble surround and a marble hearth. Door to the inner hall.

Inner Hall 7' 1" x 5' 5" (2.15m x 1.65m)

Fitted carpet. Doors to the three bedrooms and bathroom. Coved ceiling. Hatch to the loft space. Built-in cupboard with hot water cylinder.

Bedroom 1 10' 4" x 12' 9" (3.15m x 3.89m)

Double bedroom with uPVC double glazed window overlooking the garden. Fitted carpet. Central heating radiator. Coved ceiling. Power points.

Bedroom 2 11' 7" x 12' 9" into doorway (3.52m x 3.89m into doorway)

The second double bedroom, this time with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points.

Bedroom 3 8' 5" x 8' 3" (2.57m x 2.51m)

Single bedroom with uPVC double glazed window to the front. Fitted carpet. Central heating radiator. Power points. Phone point.

Bathroom 6' 2" x 8' 0" (1.87m x 2.43m)

Suite comprising a panelled bath, shower cubicle with electric shower, WC and wash hand basin. Vinyl floor and tiled walls. uPVC double glazed window to the rear. Extractor fan. Heated towel rail.

Kitchen 9' 2" x 16' 5" (2.79m x 5m)

Part tiled, part carpeted floor. Fitted kitchen comprising wall units and base units with cream matt doors and laminate work surfaces. Cooker with electric oven, grill and four burner gas hob. Extractor hood. Plumbing for dishwasher. Recess for fridge freezer. One and a half bowl sink with drainer. Coved ceiling. Wall mounted gas boiler. Part tiled walls. uPVC double glazed window to the rear and door into the utility room. Central heating radiator.

Utility 7' 9" x 9' 3" (2.37m x 2.82m)

Tiled floor. Fitted base units, tall larder style cupboards and work surfaces to match the kitchen. Central heating radiator. Single bowl sink with drainer. Plumbing for washing machine. Power points. uPVC double glazed window overlooking the garden. Doors to the garden room and garage.

Garden Room 11' 8" x 15' 5" (3.56m x 4.69m)

uPVC double glazed windows to the front, side and rear and double doors into the garden. Fitted carpet. Central heating radiator. Power points.

Garage 18' 1" x 8' 7" (5.52m x 2.62m)

Up and over garage door to the front. Electric lights and power points. Fitted storage.

Outside

Front

Extensive off road parking laid to block paving. Lawned garden full of flowers, plants and shrubs. Covered external porch.

Rear Garden

An attractively landscaped rear garden full of mature planting and laid to lawn with areas of patio and paved pathways. Greenhouse. Pond. Outside light and tap. Gated access to the front.

Additional Information

Tenure

We have been informed by the vendor that the property is held on a freehold basis.

Council Tax band

The Council Tax band for this property is F, which equates to a charge of £2,637.48 for the year 2023/24.

Approximate Gross Internal Area

1291 sq ft / 120 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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