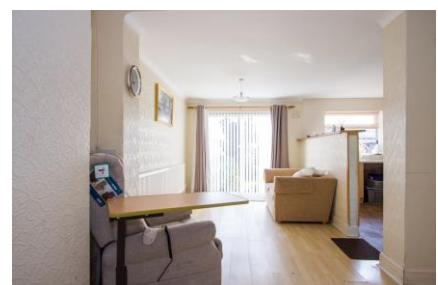
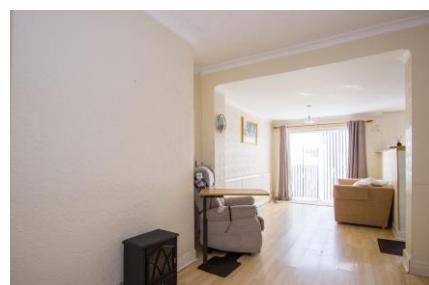


126 South Road

Sully, Vale of Glamorgan, CF64 5SP



A semi-detached property, in need of upgrading throughout but located on a large plot, on the south side of the road and with an excellent garden and fantastic potential. Much loved by the same family for many many years, this is a wonderful family home close to Sully Primary School and the beach as well as other local amenities. The property comprises a porch, hall, two reception rooms, an extended kitchen / diner and a shower room on the ground floor along with the bedrooms and main bathroom above. The property has views over the houses behind and across the Bristol Channel from the first floor. There is off road parking to the front and side along with the excellent rear garden. Viewing advised. EPC: D.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£350,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Accommodation

Ground Floor

Porch 4' 9" x 3' 7" (1.46m x 1.09m)

uPVC double glazed front door. Vinyl flooring. Central heating radiator. Electric light. Door to the porch and a glazed door into the hall.

Hall

Fitted carpet. Two uPVC double glazed windows to the side. Stairs to the first floor with under stair storage area. Central heating radiator. Power points. Doors to the sitting room, living room and kitchen.

Sitting Room 11' 3" into recess x 11' 2" (3.44m into recess x 3.4m)

Fitted carpet. uPVC double glazed window to the front. Coved ceiling. Central heating radiator. Power points.

Living Room 10' 4" into recess x 11' 3" (3.15m into recess x 3.44m)

Part of the more open plan living / dining and kitchen space to the rear of the house onto the garden. This room has laminate flooring, coved ceiling, central heating radiator, power points and is open to the dining space.

Dining Room 8' 10" x 11' 1" (2.7m x 3.38m)

Laminate flooring continued from the living room. Central heating radiator. uPVC double glazed sliding doors into the garden. Coved ceiling. Power points. Open the kitchen.

Kitchen 7' 6" x 20' 0" (2.29m x 6.09m)

Vinyl flooring and part tiled walls. uPVC double glazed windows to the side and rear garden. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated electric oven, four zone electric hob and extractor hood. Plumbing for washing machine and dishwasher. Space for fridge freezer. Power points. One and a half bowl sink with drainer. uPVC double glazed window to the side onto the driveway.

Shower Room 7' 9" x 10' 9" (2.37m x 3.27m)

A wet room with vinyl flooring and part tiled walls. Walk-in shower, WC and sink. Two uPVC double glazed windows to the side. Central heating radiator. Extractor fan.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed window to the side. Hatch to the loft space. Power points. Doors to all three bedrooms and the bathroom.

Bedroom 1 11' 3" into recess x 9' 9" (3.42m into recess x 2.96m)

Double bedroom with uPVC double glazed bay window to the rear that gives panoramic sea views and overlooks the garden. Fitted carpet. Built-in cupboard with Vaillant gas combination boiler. Central heating radiator. Power points.

Bedroom 2 10' 3" into recess x 11' 3" (3.12m into recess x 3.44m)

Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Two built-in wardrobes. Power points. Original picture rails.

Bedroom 3 5' 2" x 6' 7" (1.58m x 2.01m)

Ideal as a study, this room has a uPVC double glazed window to the front, a central heating radiator, fitted carpet and power points.

Bathroom 6' 1" x 5' 5" (1.86m x 1.65m)

Vinyl floor and part tiled walls. Suite comprising a paneled bath with electric shower, WC and a sink with storage below. uPVC double glazed window to the rear.

Outside

Front and Side

Off road parking to the front and side of the house for up to five vehicles that leads to the garage. Front lawn and mature privacy hedging. Outside light. Gated access to the garden.

Garage

Electric roller shutter door to the front.

Rear Garden

An exceptional rear garden with a southerly aspect, mature trees and plants throughout and a large lawn. Patio from the living room. Outside tap.

Rear Garden

An exceptional rear garden with a southerly aspect, mature trees and plants throughout and a large lawn. Patio from the living room. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (WA78528).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,528.36 for 2025/26.

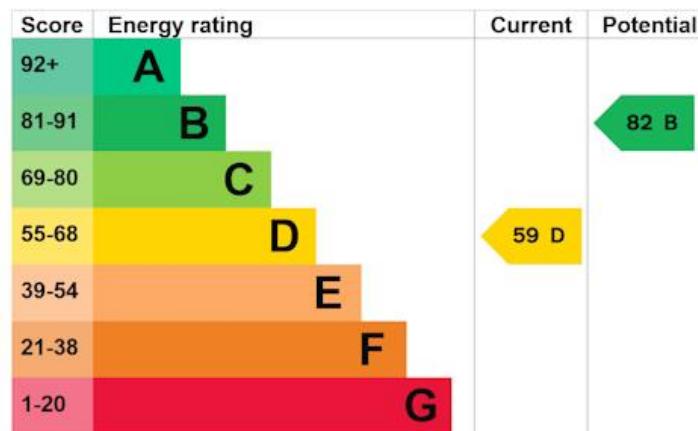
Utilities

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

Approximate Gross Internal Area

979 sq ft / 91.0 sq m.

Energy Performance Certificate



Floor Plan



Ground Floor

For illustrative purposes
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