

80 South Road  
Sully, Penarth, CF64 5SL





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£650,000 Freehold

**4 Bedrooms : 3 Bathrooms : 2 Reception Rooms**

Watts & Morgan are delighted to market this recently modernised detached four bedroom bungalow situated on a large plot in the heart of Sully. Conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises: entrance hall, living room, kitchen/dining room, family bathroom. Three bedrooms are located on the ground floor, two of which benefit from en-suites. First floor landing, a spacious double bedroom and a versatile loft room. Externally the property enjoys off-road parking for several vehicles, a detached single garage and large, south facing rear garden. EPC Rating: 'D'.



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### Directions

- Penarth Town Centre 3.3 miles
- Cardiff City Centre 8.7 miles
- M4 (J33) 6.9 miles

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## Summary of Accommodation

### ACCOMMODATION

Entered via a composite front door into a welcoming hallway which enjoys parquet wood block flooring, a carpeted staircase leading to the first-floor landing, a recessed storage cupboard and a uPVC double glazed window to the side elevation.

The dual aspect sitting room enjoys carpeted flooring, a uPVC double glazed window to the front elevation and uPVC double glazed windows and door providing access to the rear garden.

The spectacular kitchen/dining room enjoys laminate wood effect flooring, uPVC double glazed windows to the front/side and rear elevations and a stable door provides access to the rear garden.

The kitchen has been fitted with a range of base and wall units with solid oak work surfaces. Integral appliances to remain include: a 5-ring 'Russell Hobbs' gas hob with an extractor hood over, a 'Belling' electric oven and grill, a 'Beko' fridge freezer, a 'Sharp' dishwasher, a 'Logic' washing machine and a 'White Knight' tumble dryer. The kitchen further benefits from a tiled splashback and a 'Franke' sink with a mixer tap.

Bedroom one, located to the rear of the property enjoys carpeted flooring and a uPVC double glazed window to the rear elevation. The en-suite has been fitted with a 3-piece white suite comprising: a glass shower cubicle with a 'Triton' electric shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring and central ceiling light point.

Bedroom two is another spacious double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the front elevation. The en-suite has been fitted with a 3-piece white suite comprising: a glass shower cubicle with a 'Triton' electric shower over, a pedestal wash-hand basin and a WC. The en-suite further benefits from tiled flooring and a central ceiling light point.

Bedroom four is a spacious single bedroom which enjoys carpeted flooring and a uPVC double glazed window to the side elevation.

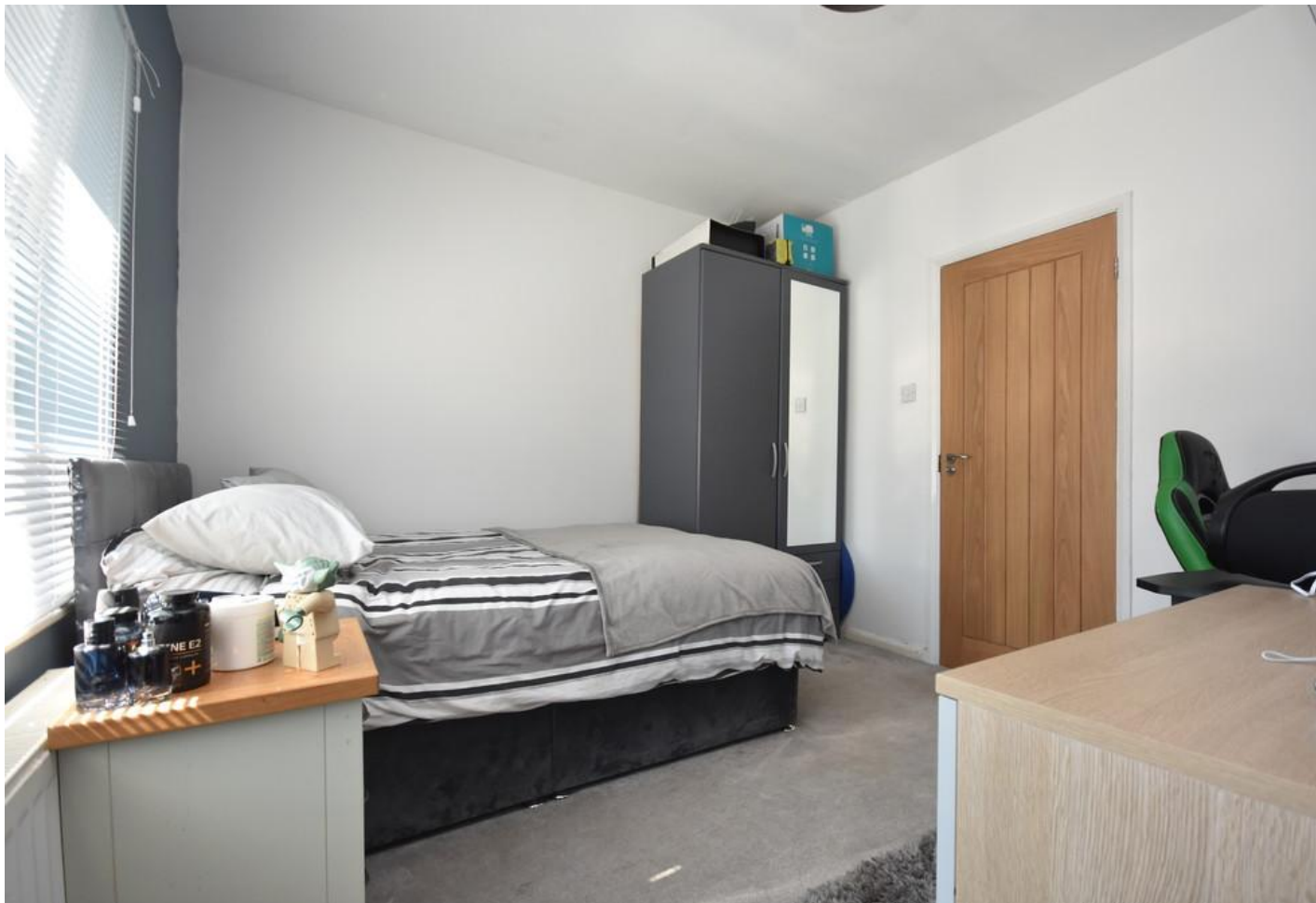
The family bathroom has been fitted with a 3-piece white suite comprising: a P-shaped panelled bath with a thermostatic rainfall shower over with a hand-held shower attachment, a pedestal wash-hand basin and a WC. The bathroom further benefits from fully tiled floors/walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and two obscured uPVC double glazed windows to the side elevation.

### FIRST FLOOR

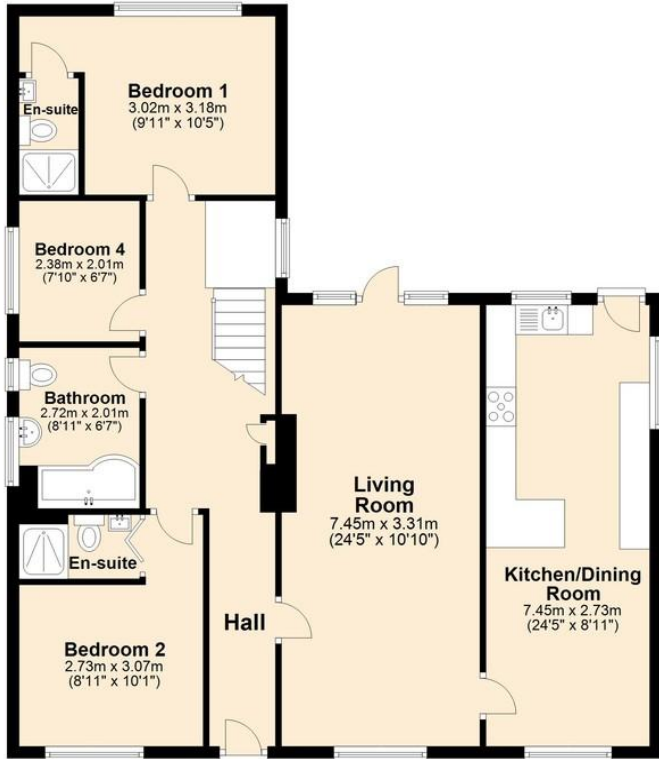
The first floor landing enjoys carpeted flooring and a recessed storage cupboard housing a Worcester combi boiler.

Bedroom three is a generously sized double bedroom which enjoys carpeted flooring and a uPVC double glazed window to the rear elevation with elevated views over the garden and partial sea views.

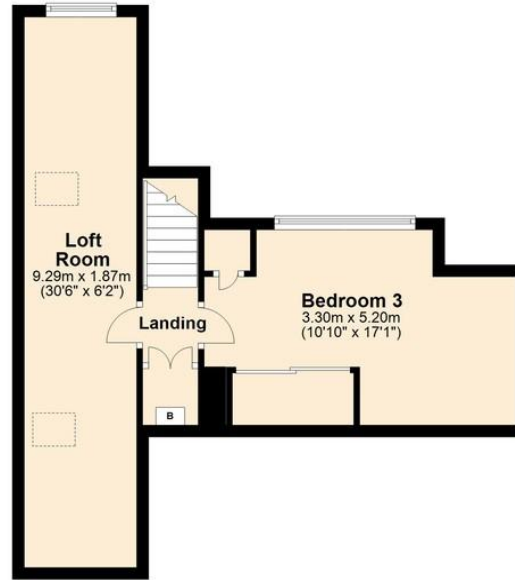
The loft room is versatile space which enjoys carpeted flooring, recessed ceiling spotlights, two Velux roof lights and a uPVC double glazed window to the rear elevation. A door provides access into the eaves storage.



**Ground Floor**  
Approx. 99.1 sq. metres (1067.2 sq. feet)



**First Floor**  
Approx. 38.1 sq. metres (409.6 sq. feet)



Total area: approx. 137.2 sq. metres (1476.9 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

**80 South Road, Sully**

**GARDENS AND GROUNDS**

80 South Road is approached off the road onto a private tarmac driveway providing parking for several vehicles beyond which there is a detached single garage. The front garden is predominantly laid to lawn and enjoys a variety of mature shrubs and borders. The spectacular, south facing large rear garden is predominantly laid to lawn and enjoys a variety of mature shrubs, borders and trees. A large patio area provides ample space for outdoor entertaining and dining.

**SERVICES AND TENURE**

All mains services connected. Freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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