



30 Sully Terrace, Penarth

£399,950 Freehold

Spacious 2-bed mid-terrace on Sully Terrace, Penarth. Lounge, kitchen, dining, utility, large rear garden, double glazing, local amenities. No chain. Peaceful street with green views.

Council Tax band: E

EPC Energy Efficiency Rating: D

LOCATION

Penarth, a scenic town in the Vale of Glamorgan, is known for its beautiful coastline, Victorian architecture, and welcoming community. The town offers a variety of green spaces, Penarth Pier and stunning views over the Bristol Channel, making it a popular location for both families and visitors. Dingle train station and Cogan train station are close by. Penarth is home to highly regarded schools, such as Stanwell School and St Cyres School, both of which are known for their strong academic performances and excellent extracurricular offerings. These schools contribute to the town's reputation as a desirable place to live for those seeking quality education alongside a peaceful coastal lifestyle.

ENTRANCE

Boundary wall with gate and pathway to front door. Paved courtyard.

PORCH

3' 8" x 1' 11" (1.13m x 0.59m)

Entered via uPVC double glazed door into porch. Tiled flooring. Glazed door into lounge.

LOUNGE

13' 8" x 9' 9" (4.16m x 2.96m)

Feature fireplace with exposed chimney breast. uPVC double glazed window to front with lovely outlook. Radiator. Door to sitting/dining room.

SITTING/DINING ROOM

12' 7" x 11' 9" (3.83m x 3.57m)

Stone chimney breast with inset electric fire. Laminate wood flooring. Glazed window to kitchen. Stairs to first floor. Opening to kitchen.

KITCHEN

13' 6" x 8' 4" (4.11m x 2.53m)

The kitchen is fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary work surfaces and breakfast bar. Fitted electric double oven with gas hob and extractor fan over. Integrated dishwasher. Tiled splash backs and flooring. Radiator. uPVC double glazed window to rear, door to rear lobby.

LOBBY

6' 11" x 3' 8" (2.10m x 1.11m)

Doors to utility room and WC. uPVC double glazed external door to side leading to garden. Radiator.

UTILITY ROOM

5' 5" x 5' 3" (1.65m x 1.61m)

Space for washing machine and freezer. Wash hand basin. Tiled flooring and walls. uPVC double glazed

W.C

5' 6" x 2' 8" (1.67m x 0.81m)

Low level WC. uPVC double glazed window to rear. Tiled flooring and half tiled walls.

FIRST FLOOR LANDING

Doors to two bedrooms and large bathroom. Wall mounted Worcester gas central heating boiler. Loft access with pull-down ladder.

MASTER BEDROOM

13' 9" x 9' 8" (4.19m x 2.94m)

Two uPVC double glazed windows to front with pleasant outlook. Radiator.

BEDROOM TWO

10' 3" x 8' 4" (3.12m x 2.53m)

uPVC double glazed window to rear. Two fitted wardrobes. Laminate wood flooring.

BATHROOM

19' 9" x 8' 6" (6.02m x 2.58m)

A large bathroom which could potentially be split into bathroom and bedroom three (subject to necessary consent). Low level WC, pedestal wash hand basin, corner bath and fitted shower cubicle with electric shower over. Tiled splash backs. uPVC double glazed window to rear. Two radiators.

REAR GARDEN

A well presented rear garden with paved patio and raised flower beds. Boundary wall and hedging. Garden shed and greenhouse. Outside tap. Gated access to rear leading to Sully Lane.

TENURE

MGY are advised that this property is freehold.

AML

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



PENARTH 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,
CF64 1ED



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