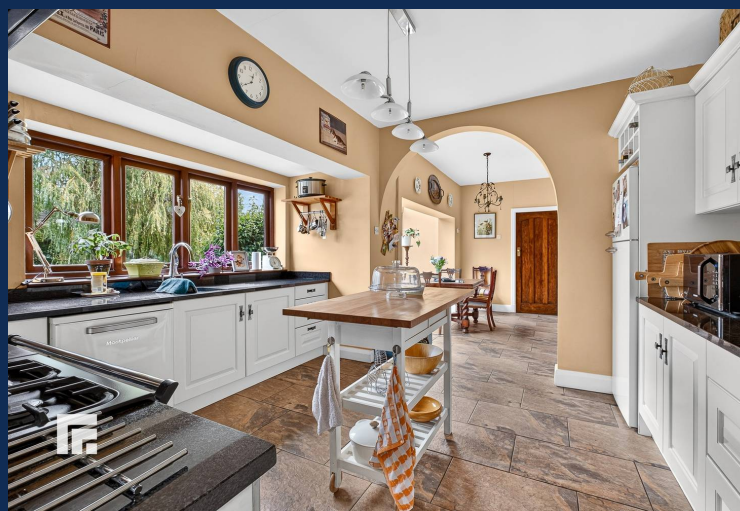




Treboeth Beach Road, Swanbridge

£895,000 Freehold

Charming four-bedroom detached home on 0.79 acres near Swanbridge coast. Features mature gardens, outbuildings, ground-floor en-suite bedroom, double garage, and driveway.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: D

LOCATION

Beach Road is situated in the highly sought-after coastal village of Sully, offering an attractive seaside setting within easy reach of the beach and coastal walks. The village provides local amenities, a primary school and popular pubs and restaurants, while Penarth, Cardiff and Barry are all conveniently accessible.

ENTRANCE PORCH

11' 5" x 4' 6" (3.49m x 1.38m)

Entered via double glazed wooden door into porch. Tiled flooring. Windows to front. Glazed hard wood door into hallway.

HALLWAY

12' 0" x 8' 6" (3.65m x 2.60m)

Doors to lounge, sitting room and kitchen/diner. Stairs to first floor with under stair cupboard. Wood flooring. Window to front. Radiator.

SITTING ROOM

15' 1" x 11' 6" (4.60m x 3.50m)

The room features beautiful wood flooring, a charming log burner, and double-glazed wooden doors and windows leading out to the front garden. Additional features include a radiator and a traditional picture rail, adding to the room's character and appeal

LOUNGE

19' 2" x 11' 11" (5.85m x 3.63m)

A well presented formal lounge with double glazed window to front, and French patio doors leading to rear conservatory. Feature wood burner with fire surround and stone hearth. Feature beamed ceiling. Wood flooring. Radiator. Door to kitchen/diner.

CONSERVATORY

19' 11" x 7' 9" (6.08m x 2.36m)

Double glazed windows to all aspects with door to rear garden. Radiator. Door to bedroom four with en-suite.

BEDROOM FOUR

19' 11" x 7' 9" (6.08m x 2.36m)

Double glazed window to front. Parquet wood flooring. Radiator. Door to en-suite.

EN-SUITE

6' 5" x 5' 10" (1.95m x 1.78m)

Fitted with low level WC, vanity enclosed wash hand basin and shower cubicle with mixer shower over. Electric towel radiator. Double glazed window to rear. Extractor fan.

KITCHEN/DINING ROOM

24' 0" x 12' 8" (7.32m x 3.85m)

PANTRY

6' 4" x 4' 9" (1.93m x 1.44m)

uPVC double glazed window to side. Fully tiled walls.

FIRST FLOOR LANDING

The first-floor landing features double-glazed wooden windows overlooking the front, carpeted flooring, and a radiator.

BEDROOM ONE

19' 7" x 13' 6" (5.98m x 4.12m)

The principal bedroom benefits from double-glazed wooden windows to the front, three built-in wardrobes, one of which houses the LPG gas combination boiler, a feature fireplace, radiator, and picture rail.

BEDROOM TWO

13' 1" x 11' 6" (3.99m x 3.50m)

The room features double-glazed wooden windows to the front and side, attractive parquet flooring, built-in wardrobes, inset shelving, and a radiator.

BEDROOM THREE

11' 6" x 9' 5" (3.51m x 2.87m)

The room features double-glazed wooden windows to the rear, attractive parquet flooring, built-in wardrobes, a traditional picture rail, and a radiator.

BATHROOM

9' 1" x 7' 10" (2.78m x 2.40m)

The bathroom features a double-glazed wooden obscure window to the rear, vinyl flooring and tiled walls. There is a tiled bath with hot and cold taps and a handheld shower, alongside a WC, heated towel rail, and elevated shower cubicle with a mains-fed shower. A pedestal wash hand basin with hot and cold taps completes the room.

SEPARATE W/C

Low level WC. Double glazed wooden obscure window to rear. Tiled mosaic floor.

OFFICE

Separate office accessed via garden. Lighting and Power.

DOUBLE GARAGE

A double garage with electric door. Partly converted with storage to front section. Pedestrian door to side leading to rear section. Water tap. Light and power.

LOBBY

13' 6" x 3' 10" (4.12m x 1.18m)

Doors to utility room, WC and pantry. Fitted storage cupboard. Radiator. Glazed door to rear garden.

UTILITY ROOM

7' 10" x 6' 1" (2.39m x 1.86m)

Double bowl ceramic sink. Space for fridge/freezer, washing machine and tumble dryer. uPVC double glazed window to side. Tiled walls. Electric heating.

W/C

6' 1" x 2' 11" (1.85m x 0.88m)

Low level WC with wash hand basin over. uPVC double glazed window to side. Fully tiled walls.

ADDITIONAL INFORMATION

The rear parcel of the garden is subject to a restrictive covenant: THE Purchaser hereby covenants that they are not to erect any dwellinghouse on the property other than a cottage or other accommodation for a Chauffeur or Gardener and will not carry on or exercise any trade or business thereon or use or permit the same to be used for a public Car Park But at all times and in all respects use and occupy the same (except as aforesaid) as a private garden in conjunction with the adjoining "Treboeth".

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the





GARDEN

The stunning gardens make up part of the 0.79 acre plot, mainly laid to lawn with well presented flower beds which include a variety of colourful trees, hedges and shrubs. Along one side of the garden is the former cattery building with covered seating area, large workshop, garden storage sheds and separate detached office. Amongst the beautiful fruit trees and mulberry tree is an idyllic seating area with feature pergola over. Two garden ponds, green houses and vegetable garden. Long gated driveway to double garage. Three outside taps. External lighting. Gate to side driveway and front garden. Boundary fence.

DRIVEWAY

10 Parking Spaces

Parking for two vehicles to front, plus space for multiple cars on long driveway to side.



GROUND FLOOR
1488 sq.ft. (138.3 sq.m.) approx.

1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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