



*Arlington Road*

SULLY

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CARDIFF

VALE

CAERPHILLY

BRISTOL



*The house has been extensively renovated within the last couple of years to include a newly installed gas heating system - radiators & boiler (2025) plus newly fitted double glazing (2024) and includes a stylish composite front door. The owner has thought carefully with the renovations and completely re-configured the ground floor accommodation which now provides a stylish and spacious home.*

Comments by Mr Paul Davies



**Property Specialist**

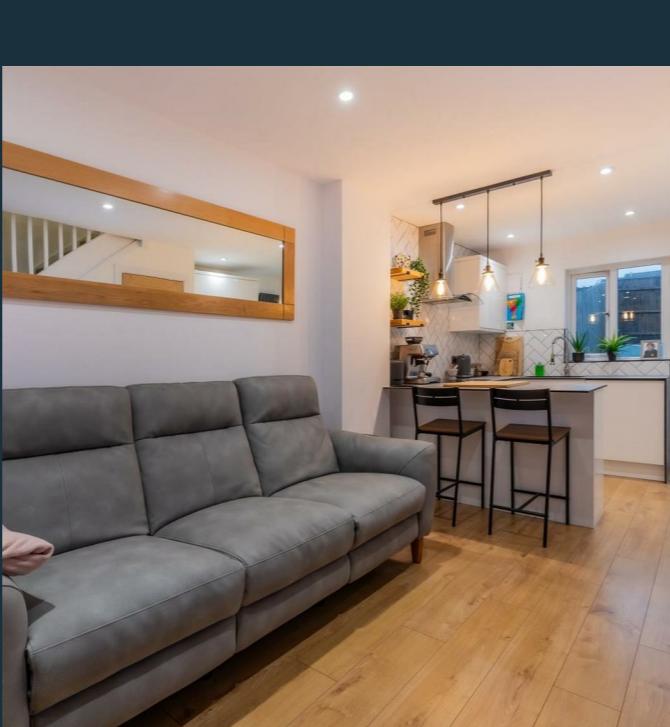
Mr Paul Davies

Property Management Co-ordinator

paul.davies@jeffreyross.co.uk

*Living on a quiet cul-de-sac has been such a gift. There's almost no through traffic, so it feels calm, safe, and private every day.*

Comments by the Homeowner





# Arlington Road

*Sully, Penarth, CF64 5TR*

Asking Price

**£239,950**



2 Bedroom(s)



1 Bathroom(s)



559.00 sq ft



Contact our  
**Penarth Branch**

02920415161

Located at the head of a small cul de sac in the seaside village of Sully you will find this extensively renovated mid terrace. With walks that lead to the beach with its excellent walks along the Heritage coastline. Beautifully presented throughout. Renovations include newly fitted upvc double glazed windows and back door with new composite front door (2024), newly installed has central heating system with new rads and combination boiler - 5 year warrantee (2025) plus newly fitted kitchen - fully integrated and newly fitted bathroom.

Complimented with solid oak interior doors and painted throughout in a crisp white finish.

Briefly comprising an entrance porch, spacious lounge open to the kitchen with breakfast bar divide and fully integrated to include - fridge, freezer, dishwasher plus washing machine and built in oven, induction hob & cooker hood. To the first floor the 2 bedrooms both benefit from built in large wardrobes plus a stunning bathroom - shower completes the accommodation. Further complimented with double glazing (installed 2024) and gas central heating (installed 2025). With an open brick paved frontage allowing off road parking and an enclosed lawned rear garden with patio. Viewing highly recommended to appreciate the extent of work carried out.



#### Entrance Porch

Enter via a newly fitted and stylish composite front door, built in meter cupboard.

#### Lounge Kitchen 24'10" max x 10'10" (7.57m max x 3.30m)

Contemporary open plan living at its finest combining the lounge and dining area with the kitchen, window to front, laminate flooring, TV point, stairs rise to the first floor with a newly created and generous under stairs cupboard, kitchen - newly fitted with contemporary wall & base units with laminate worktop and inset under mounted stainless steel one & half bowl sink with mixer tap, bevel tiled splash backs, breakfast bar divide, integrated fridge & freezer, dishwasher, washing machine plus built in oven, induction hob & cooker hood, window to rear plus door to the rear garden.

#### First Floor Landing

Access to all rooms plus access to the loft - part boarded with light & pull down aluminium ladder plus housing the newly fitted combination boiler (2025).

#### Bedroom 1 10'2" x 9'1" to robes (3.10m x 2.77m to robes)

Master double bedroom, window to front, generous fitted wardrobes - sliding doors plus an over stairs cupboard.

#### Bedroom 2 9'1" to robes x 6'6" (2.77m to robes x 1.98m)

Spacious second bedroom, window to rear, generous fitted wardrobes - sliding doors.

#### Bathroom

Newly fitted contemporary white suite - panel bath with over head shower plus shower attachment and glass screen, floating vanity wash hand basin and close coupled wc, tiled surround and tiled floor, extractor fan plus wireless light switch.

#### Garden

Open frontage - brick paved and allowing off road parking for up to 2 cars, exterior light plus exterior twin power socket. Enclosed rear garden - fenced and mainly laid to lawn, paved patio with an area for shrubs to the far end.

#### Information.

We believe the property is Freehold.  
Council Banding - Band C £1,838.81 (2025-2026)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

