

115 South Road



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Monday – Friday  
9am – 5.30pm  
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SHEPHERD SHARPE



115 South Road

Sully CF64 5SP

£490,000

A surprisingly spacious and versatile three bedroom detached dormer bungalow found a good sized plot with three car off road parking, garage and a private rear garden. Comprises large L-shaped hallway with full width front facing lounge, dining room, kitchen breakfasting room, conservatory, wc, utility area, two further bedrooms, bathroom, study with a staircase leading up to a first floor bedroom with en-suite and dressing area. uPVC double glazing, gas central heating. Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
EU Directive 2002/91/EC	
England & Wales	



Open porch with mailbox.

Composite panel glazes door with side screen leading to hallway.

#### Hallway

L-shaped hallway, carpet, radiators.

#### Lounge

17'5" x 12'4" (5.33m x 3.76m)

The full width of property and looking onto the front garden. Large uPVC triple glazed window to front. Decorated in white, two large radiators.

#### Study

12'2" x 10'3" (3.72m x 3.13m)

A versatile room. uPVC double glazed window to side. Open plan staircase leading up to first floor and principle bedroom. Carpet, radiator.

#### Dining Room

11'7" x 11'9" (3.54m x 3.60m)

Open plan to kitchen, access to utility and kitchen. uPVC double glazed window to rear. Carpet, radiator, shelved store cupboard.

#### Kitchen

10'9" x 11'10" (3.30m x 3.61m)

A modern fitted kitchen in white. Comprising white gloss flat fronted units with contrast worktop, Blanco sink half bowl and drainer with lever mixer tap. Neff gas hob oven, cooker, extractor (all stainless steel finish). Laminate floor, radiator. uPVC double glazed door and side window leading at conservatory.

#### Conservatory/Garden Room

8'10" x 10'6" (2.71m x 3.22m)

uPVC double glazed conservatory with four polycarbonate roof panels and brick built base. Tiled floor, radiator, lighting.

#### Utility

11'7" x 2'10" (3.54m x 0.88m)

A useful side addition creating good storage, radiator, plumbing for washing machine, large built-in cupboard with Vaillant combination boiler. Access to wc.

#### W.C.

Timber window to rear. Carpet, low level wc, shelving.

#### Bedroom 2

12'2" x 10'3" (3.72m x 3.13m)

A good double bedroom. uPVC double glazed window to side. Built-in wardrobe, carpet, radiator.

#### Bedroom 3

9'10" x 9'8" (into wardrobes) (3.01m x 2.95 (into wardrobes))

Good size double bedroom. uPVC double glaze window to side. Carpet, fitted wardrobe, radiator.

#### Bathroom

uPVC double glazed window to side. Comprising panelled bath, wc, bidet and wash hand basin. Fully tiled, heated towel rail, built-in cupboard.

#### First Floor Landing

Carpet.



#### Bedroom 1

18'6" x 15'11" (5.65m x 4.86m)

A large bedroom with dormer window to side. Carpet, radiator, large walk-in wardrobe.

#### En-Suite

Wash basin, access to tiled shower enclosure and Saniflo wc.

#### Front Garden

The property set well back from the road find a good privacy, off road parking for three vehicles, mature planting, side access to rear.

#### Garage

15'11" x 10'11" (4.87m x 3.34m )

Up and over door, window, loft hatch to storage.

#### Rear Garden

Enclosed and private rear garden with patio, water feature, lawn, timber shed, outside lighting, tap and power.

#### Council Tax

Band G £2,968.32 p.a. (22/23)

#### Post Code

CF64 5SP

