



27 Clevedon Avenue  
Sully, Vale of Glamorgan, CF64 5SX

Watts  
& Morgan







# 27 Clevedon Avenue

Sully, Vale of Glamorgan, CF64 5SX

---

**£599,950 Freehold**

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

An immaculately presented, three bedroom extended detached bungalow enjoying partial sea views and views over playing fields to the rear. Situated on a popular street in the village of Sully, a stones throw away from the coastal path and conveniently located to Penarth Town Centre, Cardiff City Centre and the M4 Motorway. Accommodation briefly comprises; porch, entrance hallway, bay fronted living room, dining room, kitchen, sitting room, two double bedrooms, single bedroom, family bathroom and an additional cloakroom. Externally the property benefits from a block paved driveway providing off-road parking for several vehicles, landscaped wrap around front garden and a landscaped rear garden. EPC rating 'C'.

---

## Directions

Penarth Town Centre – 3.1 miles

Cardiff City Centre – 6.5 miles

M4 Motorway – 9.1 miles

---

Your local office: Penarth

T: 02920 712266 (1)

E: [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)







## Summary of Accommodation

### Accommodation

Entered via a partially glazed uPVC door into a porch enjoying carpeted flooring. A second glazed uPVC door with glazed side panels leads into a welcoming hallway enjoying wood block herringbone flooring and a hatch with a built-in ladder providing access to the loft space. The Worcester combi boiler is located in the loft.

The bay fronted living room benefits from carpeted flooring, a central feature gas fireplace with a marble hearth, two uPVC double glazed windows to the side elevation and uPVC double glazed windows to the front elevation.

The dining room benefits from carpeted flooring, a uPVC double glazed window to the side elevation and a set of double glazed sliding doors providing access to the sitting room.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a 'Neff' electric oven/grill, a 'Whirlpool' 4-ring gas hob with an extractor fan over, a 'Hotpoint' undercounter fridge and an undercounter freezer. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, tiled walls, a bowl and a half composite sink with a mixer tap over, a recessed storage cupboard and an obscure uPVC double glazed window to the side elevation.

The sitting room benefits from wood effect tile flooring, uPVC double glazed windows to all elevations, a uPVC double glazed door providing access to the side elevation and a set of uPVC double glazed French doors providing access to the rear garden.

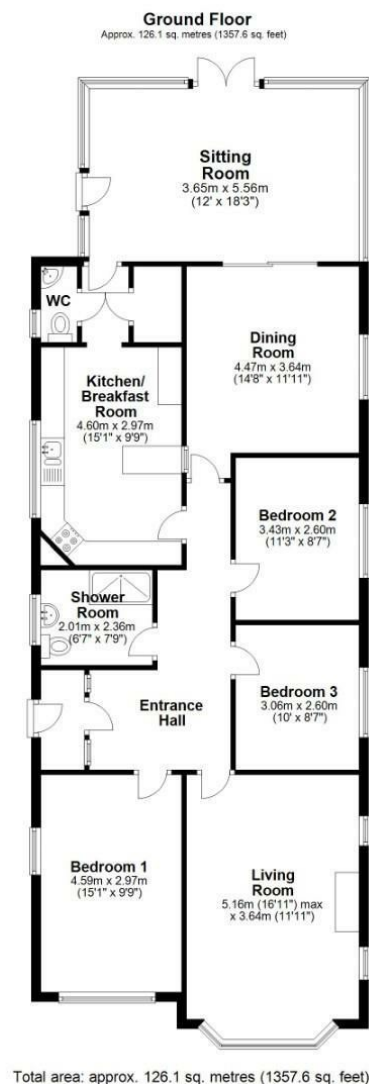
The cloakroom has been fitted with a 2-piece suite comprising; a corner wash-hand basin and a WC. The cloakroom further benefits from tiled flooring, tiled walls and an obscure uPVC double glazed window to the side elevation.

Bedroom one is a spacious double bedroom and enjoys carpeted flooring, a range of fitted wardrobes with mirrored sliding doors, an obscure uPVC double glazed window to the side elevation and a uPVC double glazed window to the front elevation.

Bedroom two is another double bedroom and benefits from carpeted flooring, a range of fitted wardrobes and a uPVC double glazed window to the side elevation.

Bedroom three is a single bedroom and enjoys carpeted flooring, a range of fitted wardrobes with mirrored sliding doors and a uPVC double glazed window to the side elevation. The family bathroom has been fitted with a 3-piece suite comprising; a large walk-in shower cubicle with a thermostatic shower over and a wash-hand basin and a WC set within a vanity unit. The bathroom further benefits from tiled flooring, tiled walls, recessed ceiling spotlights, a wall mounted chrome towel radiator and an obscure uPVC double glazed window to the side elevation.





## Garden & Grounds

27 Clevedon Avenue is approached off the road onto a block paved driveway providing off-road parking for several vehicles, beyond which is a detached single garage with an up and over door.

The wrap around front garden is predominantly laid to lawn with a variety of mature shrubs and borders.

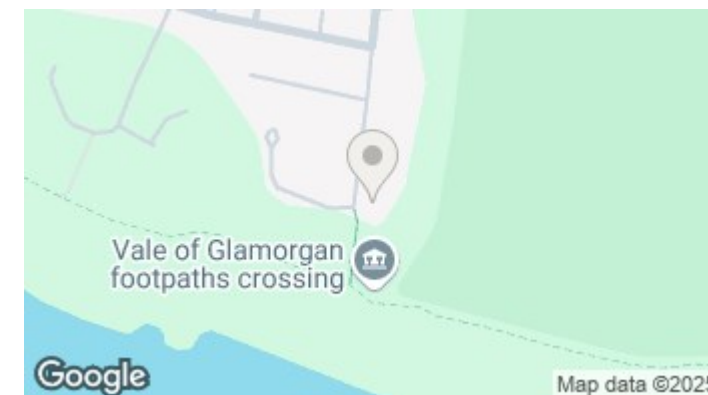
The landscaped rear garden is predominantly laid to lawn with a variety of mature shrubs and borders. Two patio areas provide ample space for outdoor entertaining and dining. The rear garden further benefits from a large wooden garden room/workshop with electrical connections and a summer house.

## Additional Information

All mains services connected.

Freehold.

Council tax band 'G'.



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



Scan to view property

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.





<b>Bridgend</b>	<b>Cowbridge</b>	<b>Penarth</b>	<b>London</b>
T 01656 644 288	T 01446 773 500	T 029 2071 2266	T 020 7467 5330
E <a href="mailto:bridgend@wattsandmorgan.co.uk">bridgend@wattsandmorgan.co.uk</a>	E <a href="mailto:cowbridge@wattsandmorgan.co.uk">cowbridge@wattsandmorgan.co.uk</a>	E <a href="mailto:penarth@wattsandmorgan.co.uk">penarth@wattsandmorgan.co.uk</a>	E <a href="mailto:london@wattsandmorgan.co.uk">london@wattsandmorgan.co.uk</a>

Follow us on



**Watts  
& Morgan**