



£299,950

28 Wimborne Crescent, Sully

Terraced House | 3 Bedrooms | 1 Bathroom

01446 488288

botham
williams
Estate Agents

www.bothamwilliams.co.uk



Step Inside

Key Features

- Lovely sea views
- Three-bedroom home with excellent potential
- Scope to personalise and improve
- Garage
- Spacious and private rear garden
- Charming summer house
- Sully school and Stanwell School catchment

Property Description

Located in the highly sought-after coastal village of Sully, this three-bedroom terraced home presents an excellent opportunity for buyers eager to create a home tailored to their own taste. Although some updating and modernisation would enhance the property, it already offers strong potential to become a delightful family home in one of the Vale of Glamorgan's most desirable locations. Perfectly positioned on a quiet residential street, the property is just a short distance from well-regarded local schools, village amenities, and the picturesque Sully seafront. With excellent transport links to Barry, Penarth, and Cardiff, this home combines coastal living with everyday convenience.

Main Particulars

The ground floor comprises an inviting porch, a spacious living room, and a kitchen/dining area, along with an extended section that provides a cosy snug, a utility room, and a convenient WC. From here, doors open out to the generous rear garden – ideal for families, entertaining, or anyone who loves outdoor living. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

Outside, the property boasts a generous rear garden, providing ample space for children to play, outdoor entertaining, or those with a passion for gardening. The size of the plot also offers potential for future extension (subject to the relevant planning permissions). To the front, there is a charming garden area with a patio and mature hedging, creating an attractive approach to the home. In addition, the property benefits from a garage located nearby, offering convenient parking or extra storage.

Porch - 2.11 x 1.25m

A welcoming entrance area filled with natural light, offering practical space for coats, shoes, and everyday storage.

Living room - 5.77m x 5.81m

The porch opens into a spacious lounge featuring a large front-facing window that floods the room with natural light and offers lovely views over the front garden. The lounge includes attractive parquet flooring, stairs leading to the first floor, and access to the dining area, snug, and kitchen. There is also a large built-in storage cupboard providing excellent practicality.

Dining area - 2.45m x 2.42m

A designated dining area flows seamlessly from the living room, creating a bright and sociable open-plan space. Featuring the same attractive flooring as the lounge, it provides continuity and leads naturally through to the kitchen and snug.

Snug - 2.85m x 4.53m

An extension to the original property provides a versatile snug, ideal for use as a home office, additional living area, or dining room. PVC doors open directly onto the rear garden, while laminate flooring adds a modern, easy-care finish.

Kitchen - 3.30m x 2.45m

The kitchen is fitted with a range of wall and base units and features laminate work surfaces complemented by vinyl flooring. There is ample space for a fridge freezer and cooker, while a stainless steel sink sits neatly beneath a window in the adjoining utility area, providing a practical and light-filled workspace.

Utility - 2.28m x 4.56m (max)

The extension to the original home creates a versatile utility area, perfect for modern family life. It includes plumbing for a washing machine, space for a tumble dryer, and room for extra storage or fitted units. With direct access to the WC and rear garden, it's a highly practical space.

WC - 1.74m x 1.01m

WC and sink with window to rear garden

First floor

The first-floor landing features wooden flooring throughout and provides access to all three bedrooms and the family bathroom. There is also access to the attic, which houses the water cylinder.

Bedroom 1 - 3.95m x 2.98m (max)

Double bedroom with wooden flooring with large window to the rear garden.

Bedroom 2 - 3.39m x 3.81m (max)

Double bedroom with wooden flooring with large window to the front with views of the channel.

Bedroom 3 - 2.35m x 2.34m (max)

A single bedroom at the front of the property, featuring wooden flooring, space for a wardrobe or storage, and partial views of the channel.

Bathroom - 1.81m x 2.49m (max)

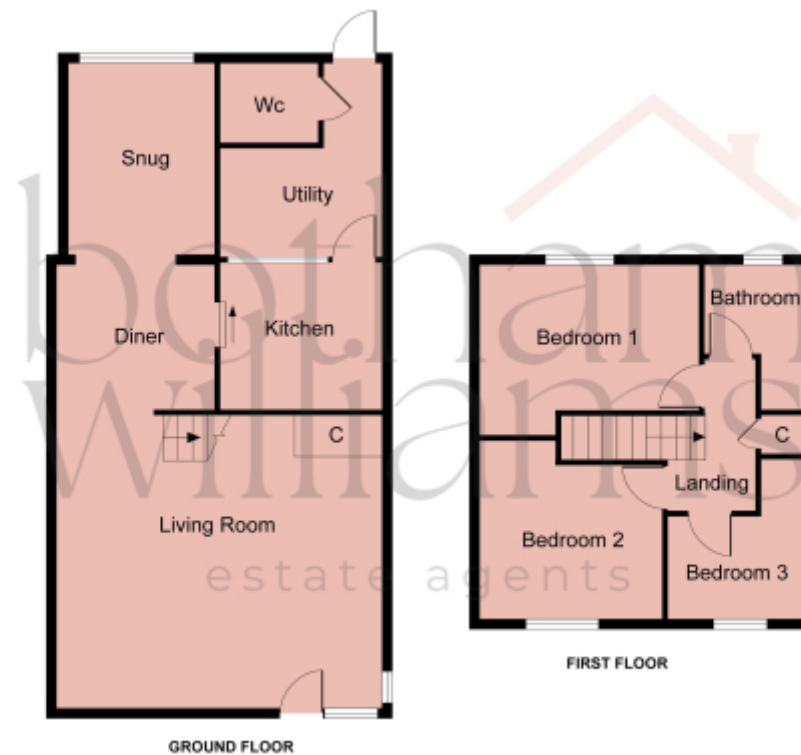
The family bathroom features vinyl flooring and an opaque rear-facing window for privacy. It is fitted with a panelled bath with an electric shower over, a wall-mounted towel rail, WC, and pedestal sink.

Outside

Set back from the main road, the property enjoys a charming private front garden - 6.0m x 5.0m, bordered by mature hedging and featuring a patio area and carefully tended plants, creating an inviting and attractive entrance.

To the rear, the property boasts a generous private garden measuring an impressive 35m in length and featuring a spacious patio area ideal for entertaining or relaxing, and plenty of room for plants, shrubs, and personal landscaping. A dedicated section at the back offers the perfect space to grow herbs, vegetables, or create your own garden retreat. The garden also includes a summer house with electricity, versatile enough to be used as additional storage, a home office, or a charming entertaining space.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©

Telephone: 01446 488288

botham
williams
estate agents

www.bothamwilliams.co.uk