

# 29 Minehead Avenue

Sully, Vale of Glamorgan, CF64 5TJ



A two bedroom semi-detached bungalow, in good order but with further potential to upgrade. Located on a corner plot in this quiet Sully location not far from the beach, primary school, local shop, post office and pub, the property comprises a porch open to garage, hall, extended living room, kitchen, two bedrooms and a bathroom. There are gardens to the front, side and rear. The property is being sold with no onward chain. EPC: D.

**David  
Baker & Co.**  
Your local Estate Agent & Chartered Surveyor  
Est. Penarth 1969

## £360,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
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## **Accommodation**

### **Porch / Garage** 12' 5" x 16' 10" (3.78m x 5.12m)

uPVC double glazed front door and up and over garage door. Excellent storage space. Inner door to the hall.

### **Entrance Hall**

Fitted carpet. Doors to all rooms. Central heating radiator. Fitted carpet. Hatch to the loft space. Power point.

### **Living Room** 15' 3" x 20' 2" (4.65m x 6.14m)

A spacious living room with dual aspect having uPVC double glazed windows to the front and side and well as being partly open to the kitchen and also open to the rear into the extension (study). Electric fire with traditional stone surround. Two central heating radiators. Power points and TV point. Phone point.

### **Study** 9' 1" x 11' 5" (2.77m x 3.48m)

Open from the living room. Central heating radiator. Power points. Fitted carpet. uPVC double glazed windows to the side and rear.

### **Kitchen** 9' 4" x 9' 11" (2.84m x 3.03m)

Tiled floor. uPVC double glazed window to the front. Fitted kitchen comprising wall units and base units with wooden shaker style cabinet doors and laminate work surfaces. Integrated appliances including an electric oven and grill, four burner gas hob, extractor hood and dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points. Recess for fridge freezer and plumbing for washing machine.

### **Bedroom 1** 11' 11" x 12' 0" (3.62m x 3.65m)

Double bedroom with fitted storage cupboards and a door and window into the garden. Fitted carpet. Central heating radiator. Power points.

### **Bedroom 2** 11' 8" x 11' 3" (3.55m x 3.42m)

The second double bedroom. Fitted carpet. Built-in wardrobe. Central heating radiator. Power points. uPVC double glazed window to the rear.

### **Bathroom** 5' 10" x 8' 0" (1.79m x 2.45m)

Tiled floor. Suite comprising a corner panelled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the rear. Tiled walls.

## **Outside**

### **Front and Side**

Lawned gardens to the front and side of the property. Off road parking for one car that leads to the garage. Gated access to the rear garden.

### **Rear Garden**

Paved rear garden with outbuilding and gated access to the side. Private and with a southerly aspect. Outside tap.

Additional Information

Tenure

The property is held on a freehold basis (CYM169197).

Council Tax Band

The Council Tax band for this property is E, which equates to a charge of £2,231.71 for the year 2023/24.

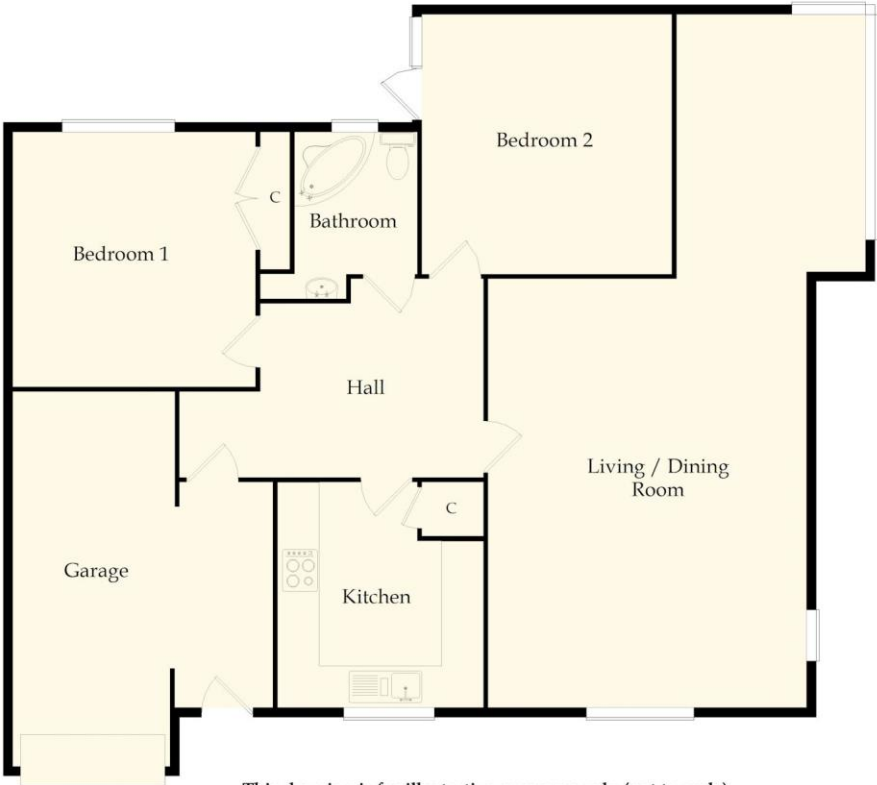
Approximate Gross Internal Area

1194 sq ft / 111 sq m.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan



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