

34 Minehead Avenue

Sully, Vale of Glamorgan, CF64 5TH



A very characterful detached bungalow with a large plot, full of original features and offering versatile family accommodation with fantastic potential to upgrade and change to suit a number of needs. The property also benefits from extensive off road parking, a sizeable rear garden and sea views from a south facing front balcony. The ground floor currently comprises the porch and entrance hall, living room, dining room, kitchen, utility room, a cloakroom and a bedroom with en-suite bathroom. There are two more double bedrooms, a sitting room and a bathroom on the first floor, with the sitting room having access to the balcony. Viewing is advised. EPC: TBC.

David Baker & Co.

Your local Estate Agent & Chartered Surveyor

£550,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

Accommodation

Ground Floor

Porch 12' 8" x 2' 9" (3.85m x 0.84m)

Original black and white tiled floor. uPVC double glazed front door and windows. Original wooden inner door to the hall, with leaded windows to either side. Electric light.

Entrance Hall

Original timber floor along with iron screen and balustrade. uPVC double glazed leaded window to the side. Coved ceiling. Central heating radiator. Power points. Doors to the WC, living room, dining room and bedroom 1.

Living Room 21' 4" x 15' 0" (6.5m x 4.58m)

Original wooden flooring throughout. Large uPVC double glazed leaded window to the front. Stone fireplace. Coved ceiling. Two central heating radiators. Power points and TV point. Five fitted wall lights. Open to the dining room.

Dining Room 13' 11" x 12' 11" (4.24m x 3.94m)

A dining room that joins the living room with the kitchen and gives access out onto the rear garden through a set of uPVC double glazed sliding doors. Central heating radiator. Power points. Original wood flooring continued from the hall and living room.

Kitchen 11' 11" x 12' 11" (3.63m x 3.93m)

Vinyl flooring. Original fitted kitchen with solid wood wall units and base units along with laminate work surfaces. Integrated appliances including an electric oven, grill, four zone electric hob and extractor hood. Twin bowl stainless steel sink. Tiled walls. Fitted shelving. uPVC double glazed window to the rear overlooking the garden. Plenty of space for a table and chairs. Door to the utility room. Extractor fan. Power points.

Utility Room 10' 2" x 6' 5" (3.11m x 1.95m)

Vinyl flooring. Fitted stainless steel sink unit with storage below. uPVC double glazed window and door to the rear. Door to the front into the garage. Tiled walls. Power points. Central heating radiator. Plumbing for washing machine.

WC

A WC and under stair store area. Vinyl flooring. Original tiled walls with matching WC and sink with storage below. uPVC double glazed leaded windows to the side. Gas boiler.

Bedroom 1 13' 9" x 15' 11" (4.2m x 4.85m)

A very spacious double bedroom to the rear of the property, with original fitted wardrobes and an en-suite. Original wood floor continued from the hall. uPVC double glazed window to the side onto the garden. Coved ceiling. Central heating radiator. Power points. As well as the wardrobes, there is an original dressing table with drawers and mirror. Door to the en-suite.

En-Suite 6' 5" x 9' 5" (1.95m x 2.88m)

Vinyl flooring. Original tiled walls and a matching suite comprising a bath, sink, WC and walk-in shower with mixer shower. Heated towel rail. uPVC double glazed window to the side. Coved ceiling.

First Floor

Landing

Fitted carpet to the stairs and landing. uPVC double glazed leaded window to the side. Extensive built-in cupboards to one wall, all with sliding doors. Doors to two bedrooms and the bathroom. Power point.

Bedroom 2 15' 6" plus wardrobe x 10' 11" (4.72m plus wardrobe x 3.33m)

Double bedroom with uPVC double glazed window to the front that gives excellent sea views to the south. Fitted carpet. Fitted wardrobes. Power points. Central heating radiator. Fitted wall light.

Bathroom 7' 10" max x 5' 6" max (2.4m max x 1.67m max)

Vinyl flooring and original tiled walls. Original bathroom suite comprising the bath with mixer shower and glass screen, a WC and the sink. uPVC double glazed leaded windows to the side.

Bedroom 3 11' 11" x 20' 3" (3.63m x 6.17m)

Another double bedroom, this time with dual aspect having windows to the front and rear - with sea views to the front and garden view to the rear. Fitted carpet. Built-in eaves cupboard. Two central heating radiators. Power points and TV point. Three fitted wall lights. Glazed panel door to the sitting room.

Study / Sitting Room 10' 8" x 13' 4" (3.26m x 4.07m)

Fitted carpet. Sink. Eaves cupboard. Central heating radiator. Recessed lights. This is a very pleasant additional sitting room on the first floor - also ideal as a home office - and a room that opens out onto the balcony. Power points.

Outside

Front

Two driveways that provide off road parking for at least three vehicles. Areas laid to stone and slate chippings. Mature planting. Gated access to the rear garden.

Balcony

Tiled flooring and a uPVC balustrade. The balcony is located at the front of the house and wraps around to the side. There are excellent sea views from here and plenty of space for a table, chairs and loungers.

Rear Garden

A very nicely landscaped, private rear garden with areas of block paved patio, lawn and timber decking. There is gated side access to the front along with a well-sized summer house at the back of the garden with electric light and power. Planting beds to both sides. Outside tap and lighting.

Garage 17' 0" x 20' 0" (5.18m x 6.1m)

A double garage with electric sectional door to the front and a uPVC double glazed window to the side. Door to the rear into the utility room. Power points and electric light.

Additional Information

Tenure

The property is freehold (WA188447).

Council Tax Band

The Council Tax for this property is G, which equates to a charge of £3447.77 for 2025/26.

Approximate Gross Internal Area

2819 sq ft / 261.9 sq m.

Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

Energy Performance Certificate

Floor Plan



For illustrative purposes
©2025 Viewplan.co.uk







34 Minehead Avenue, Sully, Vale of Glamorgan, CF64 5TH









