

# 79 Minehead Avenue

Sully, Vale of Glamorgan, CF64 5TJ



A spacious and versatile ground floor flat with garage in a very popular development in a quiet part of Sully, close to the beach, convenience store and primary school. The accommodation has its own front door and comprises an entrance hall with built in storage cupboards, one reception room, kitchen with dining space, two bedrooms and a bathroom. The property owns the outside space immediately to the front and rear of the flat as well as a garage in a nearby block. There are pleasant views over the neighbouring field, towards the Bristol Channel from the kitchen and main bedroom. Sold with no onward chain. Viewing advised. EPC: C.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£267,500**

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## Accommodation

### **Porch 9' 3" x 3' 10" (2.81m x 1.16m)**

uPVC double glazed front door and side panel. Timber glazed panel inner door to the hall. Built-in cupboard with gas combination boiler. Fitted carpet. Electric light.

### **Hall**

Fitted carpet. Central heating radiator and power points. Coved ceiling. Two built-in cupboards, both with fitted shelving. Doors to all rooms.

### **Lounge 16' 2" x 11' 9" (4.92m x 3.57m)**

A spacious lounge with uPVC double glazed window to the front, equally suited to being the main bedroom. Fitted carpet. Fitted electric fire with wooden surround. Coved ceiling. Power points and TV point. Central heating radiator.

### **Kitchen 10' 0" x 11' 9" (3.04m x 3.57m)**

Fitted carpet. uPVC double glazed window to the rear overlooking the fields and looking out towards the Bristol Channel. Fitted kitchen comprising wall units and base units with shaker style doors and wood effect laminate work surfaces. Integrated appliances including an electric oven and grill, four zone electric hob, extractor hood, washer dryer, counter level fridge and tall freezer. One and a half bowl stainless steel sink with drainer. Part tiled walls. Power points. Central heating radiator. Space for a table and chairs.

### **Bedroom 1 13' 4" plus wardrobes x 11' 7" (4.07m plus wardrobes x 3.54m)**

A double bedroom next to the kitchen, which makes it equally suited to being the living room. Fitted carpet. Built-in cupboards with sliding doors. Central heating radiator. Large uPVC double glazed window overlooking the fields. Power points. Coved ceiling.

### **Bedroom 2 10' 0" x 11' 9" (3.04m x 3.57m)**

The second double bedroom, this time with a uPVC double glazed window to the front. Fitted carpet. Coved ceiling. Power points. Central heating radiator. This room has been used as a second sitting room or dining room.

### **Bathroom 7' 5" x 7' 9" into doorway (2.27m x 2.37m into doorway)**

Vinyl floor and fully tiled walls. Suite comprising a paneled bath with mixer shower and glass screen, WC and wash hand basin with storage below. uPVC double glazed window to the side. Central heating radiator. Fitted cabinet with mirrored doors and lights.

## Outside

The property has ownership of the areas to the front and rear of the building. The front of the building is laid to stone chippings while the rear is a paved patio with a very pleasant westerly aspect.

### **Garage**

There is one garage located in the nearby garage. This has an up and over door.

## Additional Information

### **Tenure**

The property is held on a leasehold basis (CYM11705) with 999 years from 1st January 2000 (974 years remaining) and with a share of the freehold.

### **Council Tax Band**

The Council Tax band for this property is D, which equates to a charge of £2,068.66 for the year 2025/26.

### **Service Charge and Ground Rent**

We have been informed by the vendor that the current service charge is £52 per year - due in April. There is no ground rent payable. There is a separate buildings insurance charge of £142.18 paid annually.

## Approximate Gross Internal Area

769 sq ft / 71.4 sq m.

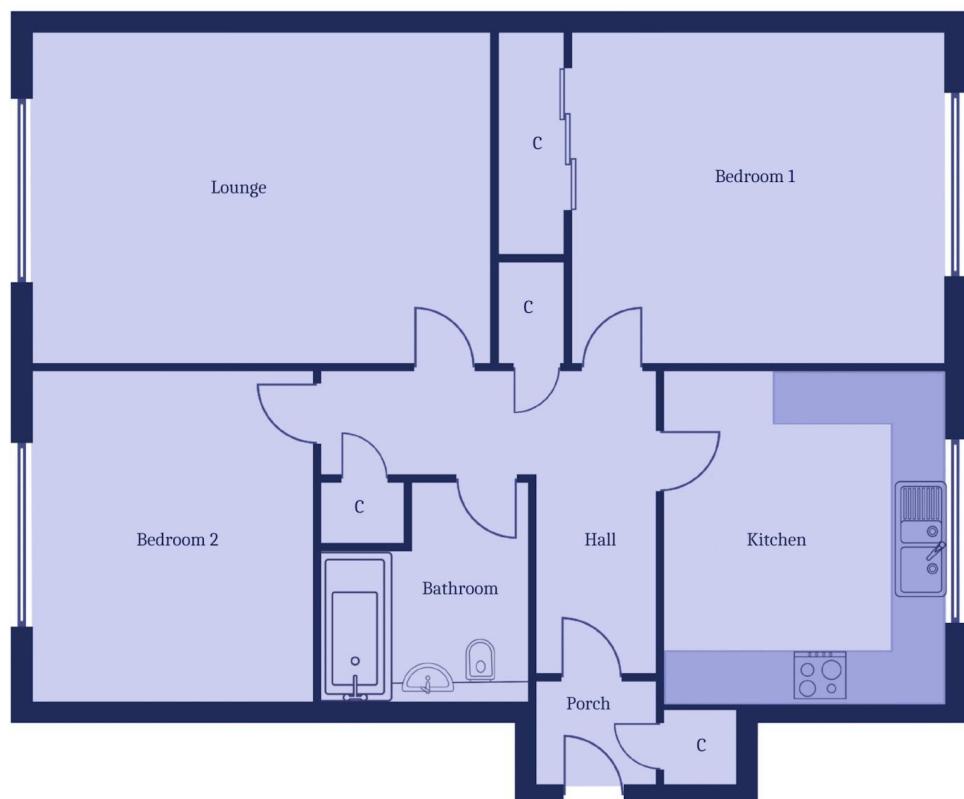
## Utilities

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

## Energy Performance Certificate



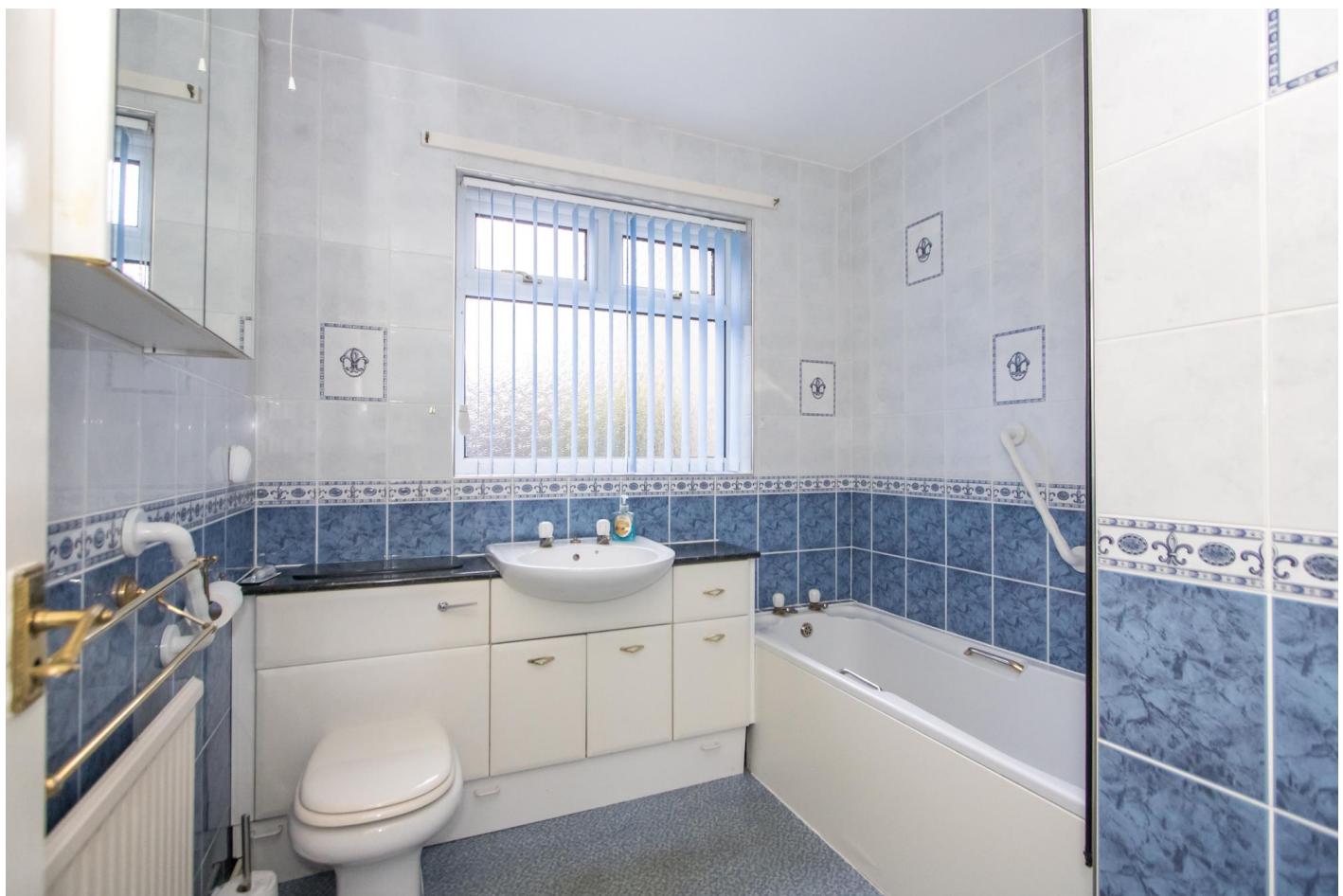
## Floor Plan











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