
83 Minehead Avenue
Sully, CF64 5TJ
Watts
&Morgan

83 Minehead Avenue

Sully, CF64 5TJ

£269,950
Leasehold - Share of Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A well presented and spacious, ground floor apartment with a private garden located in the ever popular village of Sully. Conveniently located to the local amenities, Penarth Town City and Cardiff City Centre. Accommodation briefly comprises; entrance hall, spacious living room, kitchen/breakfast room, two double bedrooms and a shower room. Externally the property benefits from a private garden and detached single garage. Being sold with no onward chain.

Directions

Penarth Town Centre – 3.6 miles

Cardiff City Centre – 7.2 miles

M4 Motorway – 8.8 miles

Your local office: Penarth
T: 02920 712266 (1)
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Summary of Accommodation

Accommodation

Entered via a partially glazed uPVC door into a hallway benefiting from carpeted flooring and a recessed storage cupboard.
The spacious living room benefits from carpeted flooring and a uPVC double glazed window to the front elevation enjoying sea views.
The kitchen/breakfast room has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; an electric oven and a 4-ring gas hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from tiled flooring, tiled walls, a stainless steel bowl and a half sink with a mixer tap over, a cupboard housing the wall mounted 'Ideal' combi boiler, a uPVC double glazed window to the rear elevation and a uPVC double glazed door providing access to the rear garden.

Bedroom one is a spacious double bedroom and benefits from carpeted flooring, range of fitted wardrobes and a uPVC double glazed window to the rear elevation.
Bedroom two is another double bedroom and enjoys carpeted flooring and a uPVC double glazed window to the front elevation.
The shower room has been fitted with a 3-piece white suite comprising; a large shower cubicle with a thermostatic shower over, a wash-hand basin set within a vanity unit and a WC. The shower room further benefits from tiled flooring, tiled walls and an obscure uPVC double glazed window to the side elevation.

Gardens & Grounds

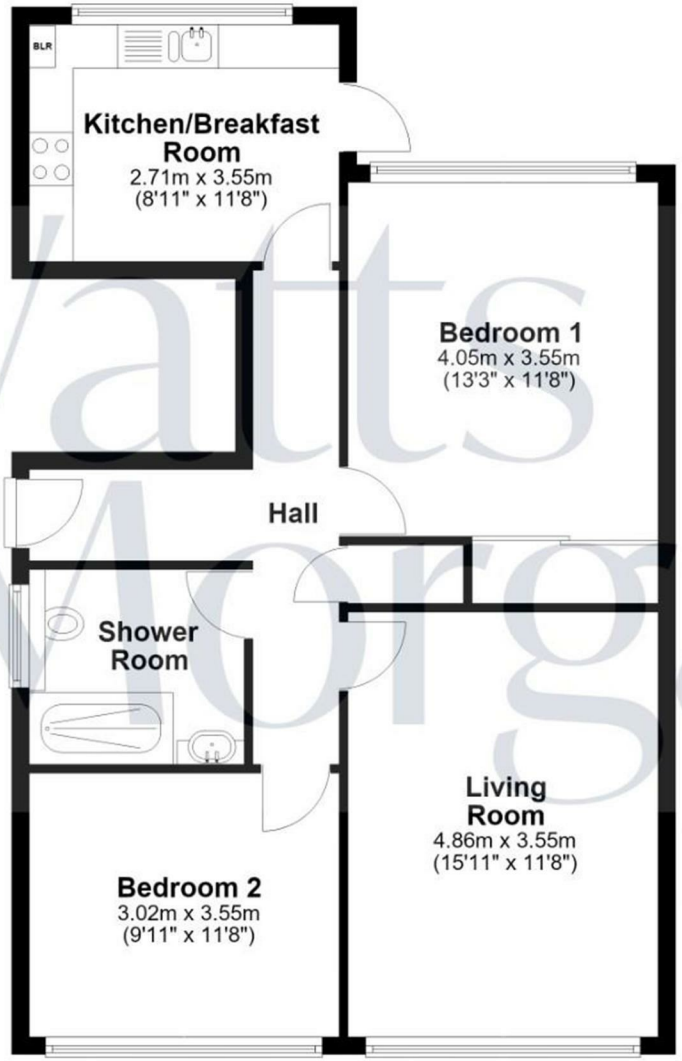
83 Minehead Avenue benefits from a private garden predominantly laid to lawn with a variety of mature shrubs, borders and trees. A patio area and a decked area provide ample space for outdoor entertaining and dining.
The property further benefits from a detached single garage.

Additional Information

All mains services connected.
Leasehold – Share of the freehold. 999 years from 2000 (approx. 973 years remaining).
We have been reliably informed that the service charge is £52pa.
We have been reliably informed that the buildings insurance charge is £142pa.
Council tax band 'D'.
EPC rating 'C'.

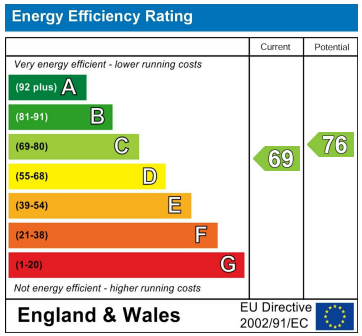
Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



Total area: approx. 70.7 sq. metres (760.7 sq. feet)

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.



Scan to view property

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