



Minehead Avenue, offers in excess of £280,000

- COUNCIL TAX BAND - D
- NO CHAIN
- PRIVATE REAR GARDEN
- GARAGE
- CLOSE TO BEACH
- CLOSE TO LOCAL AMENITIES
- EPC Rating: C



2 1 1



About the property

Situated on the highly desirable Minehead Avenue in Sully, this two-bedroom ground-floor flat enjoys a superb coastal location with the added benefits of a private garden, garage, and a direct pathway providing access to the beach.

The property offers well-proportioned, single-level accommodation ideal for downsizers, professionals, or those seeking a coastal lifestyle. Internally, the flat comprises a spacious living room, fitted kitchen, two bedrooms, and a bathroom, all arranged for comfortable and practical living.

Externally, the flat benefits from a private garden, ideal for outdoor dining and relaxation, while the beach pathway provides easy access to Sully's picturesque coastline and coastal walks. A garage offers additional storage, complementing the external features.

Conveniently located close to local amenities, public transport links and within easy reach of Penarth and Cardiff, this is an excellent opportunity to secure a ground-floor home in one of Sully's most sought-after addresses.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



Accommodation

Entrance Hall

A welcoming entrance hall providing access to all principal rooms and built in storage.

Lounge

15' 10" max x 11' 7" max (4.83m max x 3.53m max)

A bright and generously sized living room offering ample space for seating and dining furniture. The room enjoys a pleasant outlook and provides a comfortable area for everyday living and entertaining.

Kitchen

12' 2" max x 8' 11" max (3.71m max x 2.72m max)

A fitted kitchen featuring a range of wall and base units with work surfaces over, inset sink and space for appliances. Designed for practical use with access to the garden.

Bedroom One

13' 3" max x 11' 7" max (4.04m max x 3.53m max)

A well-proportioned double bedroom offering space for bedroom furniture and storage, providing a calm and comfortable main sleeping area.

Bedroom Two

11' 6" max x 9' 11" max (3.51m max x 3.02m max)

A versatile second bedroom, suitable for use as a guest room, home office or additional bedroom.

Bathroom

A suitably appointed bathroom with a double walk in shower cubicle, WC, wash hand basin unit.

Rear Garden

A private garden providing an excellent outdoor space for relaxing, gardening or entertaining, with the added benefit of a direct pathway leading to the beach.

Garage

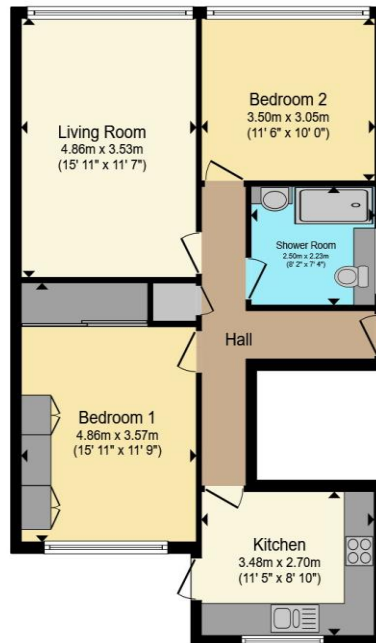
16' 11" max x 9' 2" max (5.16m max x 2.79m max)

A single garage offering secure parking or useful additional storage.

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Floorplan



Ground Floor

Total floor area 69.6 m² (749 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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