



# Minehead Avenue, Sully Penarth

offers in excess of £280,000

- COUNCIL TAX BAND - D
- NO CHAIN
- PRIVATE REAR GARDEN
- GARAGE
- EPC Rating: C



 2  1  1

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## 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

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## 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 )