

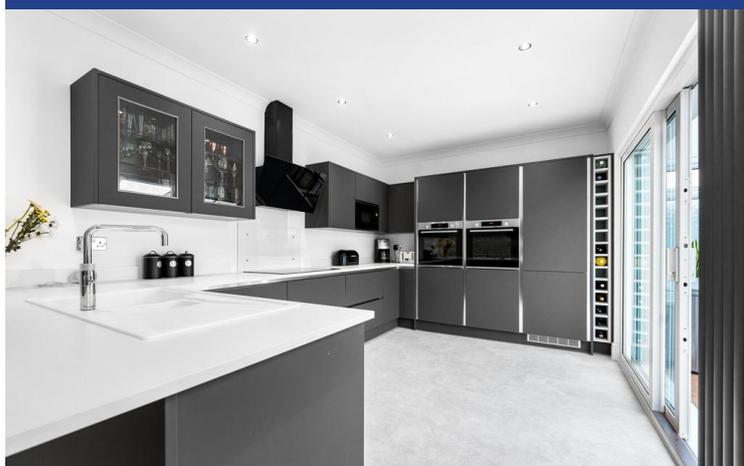
Minehead Avenue,
Sully, Penarth, CF64 5TL



Estate Agents and
Chartered Surveyors

Asking Price Of

£389,950



Three Bedroom Semi-Detached House



Property Description

****IMMACULATELY PRESENTED SEMI-DETACHED HOUSE* NO CHAIN**** MGY are pleased to present for sale a superb three bedroom semi-detached house, situated in this sought after location in Minehead Avenue, Sully. The immaculate accommodation comprises of entrance hall, porch, living room, impressive extended kitchen/diner, conservatory, cloakroom, three double bedrooms and shower room. The refurbished property further benefits from double glazing throughout, gas central heating, driveway, front garden, single garage, large rear garden and driveway. No chain. Viewing highly recommended.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,044 sq ft

Viewing Arrangements
Strictly by appointment

FRONT

Low maintenance front garden laid to lawn with paved pathway, leading to front entrance.

ENTRANCE HALL

Entered via uPVC double doors with glass panels, leading to porch area. Additional door, leading to entrance hall. LVT flooring. Modern grey radiator. Carpeted stairway to first floor. Under stair storage cupboard. Doors leading to living room and kitchen/diner. Coving to ceiling. Spotlights.

LIVING ROOM

14' 11" x 12' 5" (4.57m x 3.80m)
Large double glazed uPVC windows to front with fitted shutter blinds. Carpeted flooring. Modern recessed electric fire. Wall mounted vertical radiator. TV Aerial point. Telephone point. Coving to ceiling. Spotlights.

KITCHEN/DINER

22' 2" x 9' 9" (6.78m x 2.99m)
A fantastic open plan kitchen/diner with ample natural daylight. Double glazed uPVC sliding doors, leading to conservatory. Extremely spacious. Additional double glazed uPVC windows. Extended and fully modernised. LVT flooring. Large modern fitted 'Infinity Plus Wren' kitchen, with ample storage and large wine rack. Wall and base units, with work surfaces incorporating composite sink, with Quooker tap and drainer. Two built in Bosch ovens and microwave.

Four ring Zanussi induction hob with splash back and extractor hood over. Integrated Zanussi fridge freezer and dishwasher. Large Breakfast bar with space for breakfast stools. Wall mounted vertical radiator. Coving to ceiling. Spotlights. Door leading to cloakroom.

CONSERVATORY

15' 5" x 7' 6" (4.70m x 2.30m)
Large conservatory. Double glazed uPVC windows and patio doors leading to rear garden. Ample natural daylight. Tiled flooring. Wall mounted radiator. Accessed from the kitchen.

CLOAKROOM

5' 8" x 5' 3" (1.74m x 1.62m)
Obscure double glazed uPVC windows to rear. LVT flooring. Wash hand basin. W.C. Work surfaces with space for washing machine and tumble dryer below.

FIRST FLOOR

Carpeted flooring. Doors leading to bedrooms and shower room. Access to part boarded loft.

MASTER BEDROOM

13' 1" x 12' 5" (4.00m x 3.80m)
Double glazed uPVC windows to front with fitted shutter blinds and lovely sea views. Carpeted flooring. Built in double wardrobe, housing Combi-boiler. Wall mounted radiator.

BEDROOM TWO

11' 9" x 9' 10" (3.60m x 3.00m)
Double glazed uPVC windows to rear with fitted shutter blinds. Double bedroom. Carpeted flooring. Wall mounted radiator.

BEDROOM THREE

12' 5" x 8' 2" (3.80m x 2.50m)
Double glazed uPVC windows to front with fitted shutter blinds. Double bedroom. Carpeted flooring. Built in wardrobe. Wall mounted radiator.

SHOWER ROOM

Obscure double glazed uPVC windows to rear. Vinyl flooring. Fully tiled walls. Double shower cubicle. Vanity enclosed wash hand basin. W.C. Wall mounted radiator. Extractor fan.

REAR GARDEN

Pretty rear garden with large magnolia tree. Laid to lawn with paved seating area and brick and fence surround. Side access and access from the conservatory.

GARAGE

Single garage.

DRIVEWAY

Large driveway, with space for two cars.

TENURE

MGY are advised that the property is freehold.

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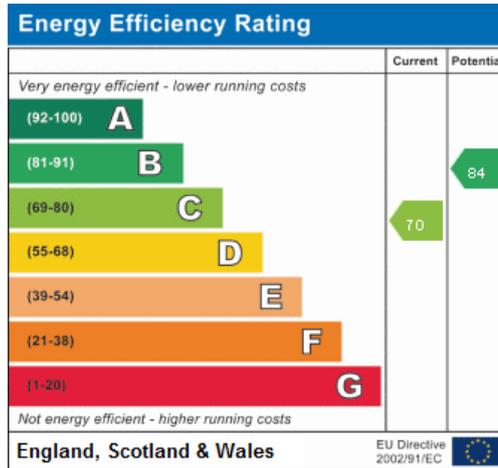
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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