

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss

MINEHEAD AVENUE  
SULLY



**ENTRANCE PORCH**

1.93m x 1.75m (6'4" x 5'9")

Enter into a sizeable entrance porch - brick based with windows on both sides, laminate flooring.

**HALL**

Welcoming entrance hall leading to the lounge and kitchen, original oak parquet wood block flooring, stairs rise to the first floor.

**LOUNGE**

4.52m x 3.76m (14'9" x 12'4")

Spacious main living room, picture window to front, inset contemporary living flame gas fire, original parquet oak block flooring, TV point, twin glazed doors lead into the dining room.

**DINING ROOM**

3.54m x 3.07m (11'7" x 10'0")

Polished oak original parquet wood block flooring, sliding patio doors lead into the conservatory.

**CONSERVATORY**

4.5m x 2.46m (14'9" x 8'0")

Brick based with upvc double glazed windows including French doors leading into the garden, polycarbonate roof, laminate floor, TV point.

**KITCHEN**

6.01m x 3m (19'8" x 9'10")

Refitted by Sigma 3 is stunning kitchen has an extensive range of contemporary Ho Gloss base units with a compacted laminate worktop including an inset one & half bowl sink & drainer with mixer tap plus attached breakfast bar, features include soft close doors & drawers, LED plinth lighting plus an LED plinth heater, integrated appliances include larder fridge and larder freezer, dishwasher, washing machine plus built in Neff 'Hide & Slide' fan oven, 3 way combi convector/microwave/steam oven plus an induction hob & cooker hood, window to rear plus door to the garden.

**UTILITY/CLOAKROOM**

With laminate worktop and space for tumble drier, extractor fan, fitted white suite comprising a wall mounted wash hand basin and close coupled wc.

**FIRST FLOOR LANDING**

Spacious landing allowing access to all rooms plus access to the landing.

**BEDROOM 1**

3.78m x 3.64m (12'4" x 11'11")

Master double bedroom, picture window to the front commanding an elevated view over Sully towards the coastline and beyond, built in double wardrobe.

**BEDROOM 2**

3.63m x 3.05m (11'10" x 10'0")

Double bedroom, built in double wardrobe which houses a newly replaced (February 2023) Worcester Bosch combination boiler, window to rear.

**BEDROOM 3**

2.51m x 2.51m (8'2" x 8'2")

Single bedroom, window to front with a view of the sea & beyond, built in double wardrobe.

**BATHROOM**

Stylishly appointed white suite comprising a panel P shape bath with over head shower plus attachment and glass screen, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround, window to rear.

**GARDEN**

Open frontage - established shrub display, side drive allowing off road parking for 3-4 cars and leading to the garage.

Enclosed private rear garden - fenced with mature hedgerow to the far end, 3 tier decked patio with central lawn, outside tap, exterior lighting.

**GARAGE**

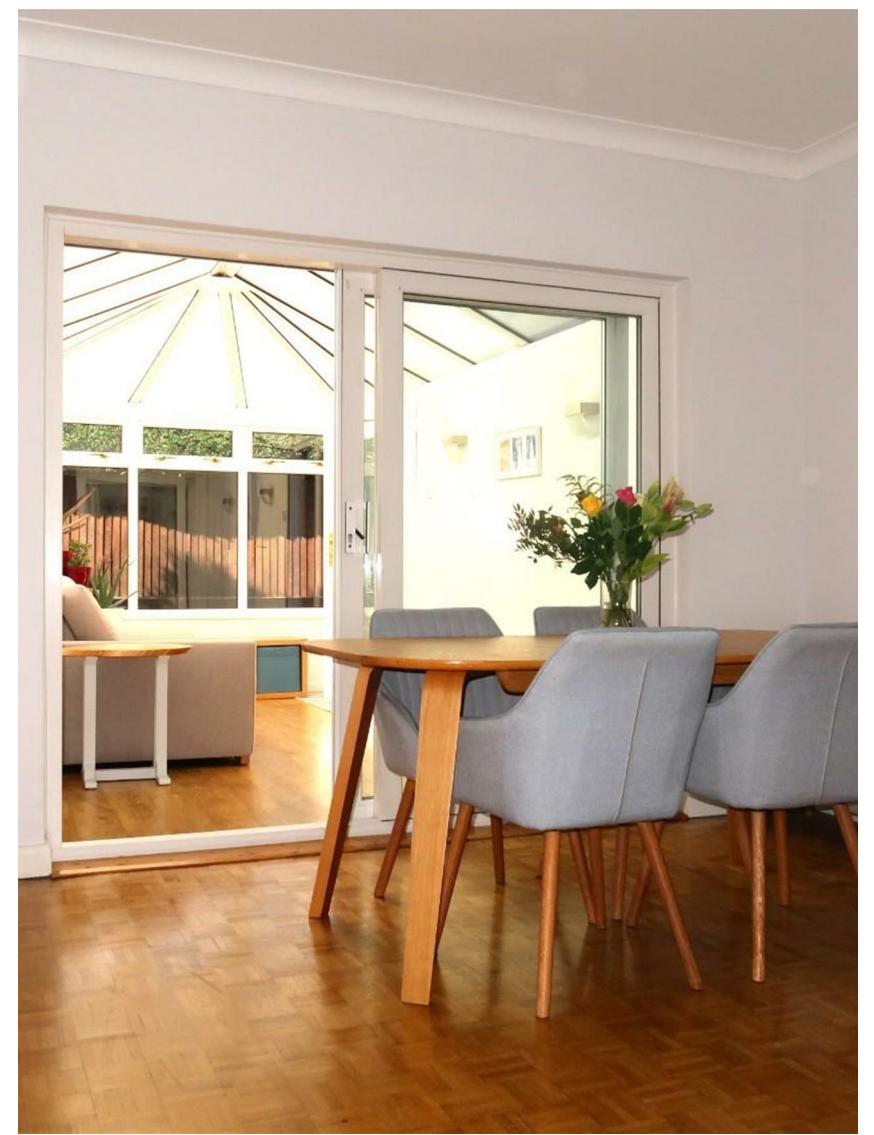
5.34m x 2.66m (17'6" x 8'8")

Attached single garage, up & over door allowing access, light & power, rear door into the garden plus rear window.

**INFORMATION**

We believe the property is Freehold.

Council Banding - Band E £2,528.36 (2025-2026)





## MINEHEAD AVENUE

SULLY, CF64 5TL - £385,000



3 Bedroom(s)



1 Bathroom(s)



1151.00 sq ft

Located upon this much sought after road within the village of Sully you will find this spacious semi detached home.

Beautifully presented and a stones throw of the beach with its excellent walks along the Heritage Coastline. Indeed, the property benefits from an elevated view of the Bristol Channel & beyond. The property is catchment to the popular Sully Primary and Stanwell Secondary Schools. Stanwell provide free transport to the School and back home. Briefly comprising a spacious entrance porch, welcoming hall, large lounge, dining room - all with polished oak parquet wood block flooring, at the rear a generous conservatory overlooks the rear garden. A recently refitted Sigma 3 quality kitchen with integrated appliances to include larder fridge & freezer, dishwasher, washing machine plus 'Hide & slide' oven, 3 way combo microwave oven plus induction hob, located off the kitchen a utility with WC.

To the first floor spacious landing are 3 bedrooms - each with built in double wardrobes plus a stylishly appointed family bathroom - shower completes the accommodation.

Complimented with upvc double glazing and gas central heating (Boiler replaced February 2023). With an open frontage, side drive with garage plus private garden at the rear.

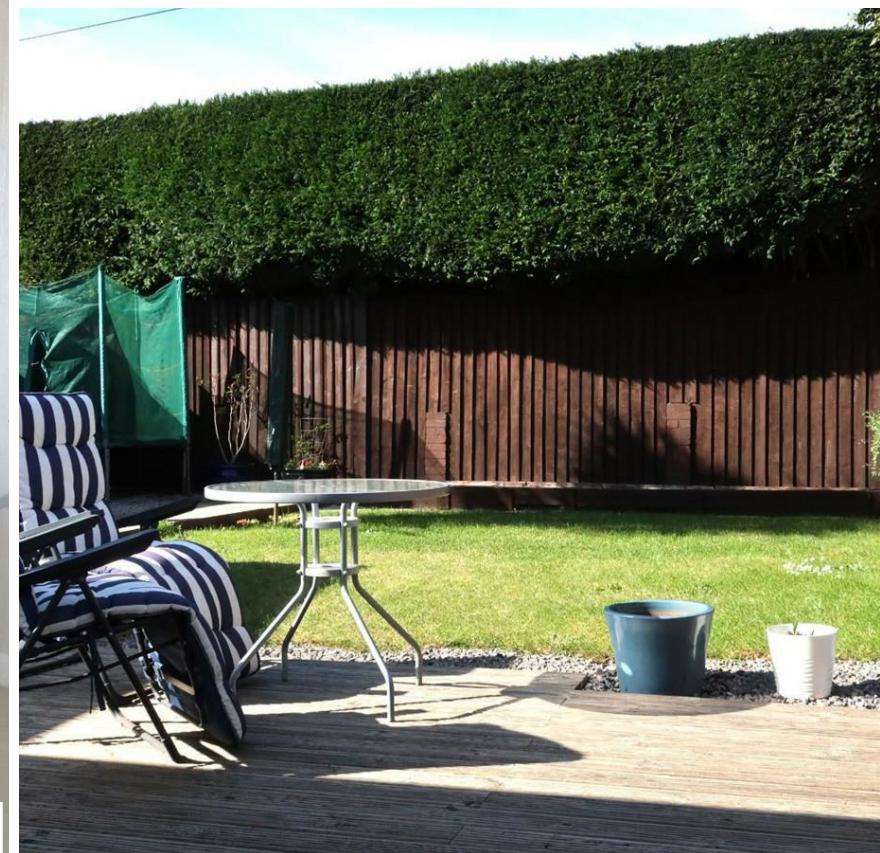
Viewing highly recommended.



### PROPERTY SPECIALIST

Mr Paul Davies  
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Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	
EU Directive 2002/91/EC		