

83 Minehead Avenue

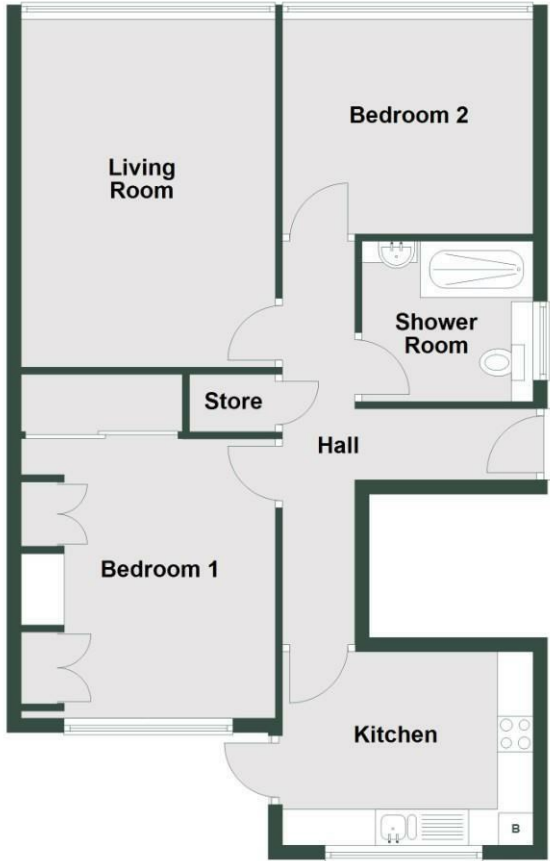


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

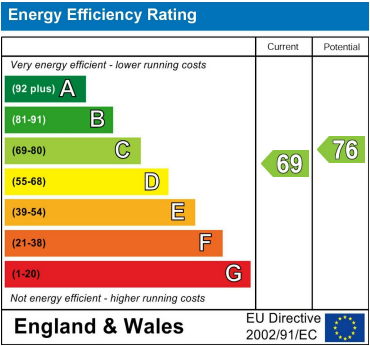
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

Ground Floor



Total area: approx. 70.1 sq. metres (754.0 sq. feet)
Ground Floor Flat, 83 Minehead Avenue



SHEPHERD SHARPE



83 Minehead Avenue

Sully CF64 5TJ

£295,000

A rare opportunity to purchase a spacious two bedroom garden flat with garage and large mature private garden. The property is situated in the popular village of Sully, just a short walk from the beach and close to all local services and amenities. Comprises hallway, living room, kitchen, two bedrooms and bathroom. Front and rear gardens, garage. Gas central heating, uPVC double glazing, carpets. Leasehold. NO FORWARD CHAIN.



Open porch with half glazed front door into hallway.

Hallway
Access to all rooms, carpet, radiator, deep store cupboard with shelving and gas meter.

Living Room
15'11" x 11'7" (4.86m x 3.55m)
Large window to front with vertical blinds and views of Channel in the distance. Carpet, coving, coal effect electric fire, hearth and mantelpiece, radiator.

Bedroom 2
9'10" x 11'5" (3.00m x 3.50m)
Window to front with vertical blinds. Carpet, shelving to one wall, coving.

Shower Room
7'4" x 7'10" (2.24m x 2.40m)
Window to side. Large walk-in shower enclosure, wash hand basin with chrome mixer tap, storage beneath and display shelf, wc. Mirror cabinet, radiator, towel rail over, tiled floor, tiled walls.

Bedroom 1
12'9" x 11'7" (plus fitted wardrobes 2'11" x 7'4") (3.90m x 3.55m (plus fitted wardrobes 0.90m x 2.25m)
Window to rear overlooking the garden. Mirrored fronted wardrobes to one wall, further built-in wardrobes with dressing table and storage above, matching bedside cupboards, carpet, radiator.

Kitchen
8'10" x 11'5" (2.70m x 3.50m)
Window and door to rear opening onto garden. A good size kitchen with a range of base and matching wall units in white, marble effect work tops, stainless steel sink and drainer with mixer tap. Tiled floor and walls, gas hob with oven beneath, extractor over, plumbing for washing machine, space for under counter fridge and freezer, space for dining table and chairs.

Front Garden
Shared pathway to the front door.

Rear Garden
Large private rear garden with raised deck area, lawn, patio, mature apple tree. Private pathway with gate leading to footpath to Sully beach and South Road.

Garage
Single garage with metal up and over door, power, pedestrian door to rear garden.

Lease Details
Lease 999 years from 2001.
Service Charge £52 p.a.
Buildings insurance £143 p.a. (block policy and renewed in January 2026).
Management company is Channel View Court Residents Association Ltd.

Council Tax
Band D £2,068.66 p.a. (25/26)

Post Code
CF64 5TJ

