

# 74 Minehead Avenue

Sully, Vale of Glamorgan, CF64 5TL



A well-proportioned detached bungalow with extensive off road parking and a south facing garden, in need of some upgrading but with fantastic potential to extend and reconfigure. The ground floor comprises the porch and entrance hall, living room, dining room, kitchen, conservatory, bedroom and bathroom. There are then two double bedrooms on the first floor - one with an en-suite shower room. The bungalow has front and rear gardens and excellent off road parking with garage. No onward chain. Viewing advised. EPC: D.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**Offers Over £400,000**

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | [info@davidbaker.co.uk](mailto:info@davidbaker.co.uk) | [www.davidbaker.co.uk](http://www.davidbaker.co.uk)

## **Accommodation**

### **Ground Floor**

#### **Porch 4' 10" x 2' 2" (1.48m x 0.67m)**

uPVC double glazed double doors to the front and, a wooden glazed panel inner door and accompanying stained glass window. Tiled floor.

#### **Hall**

Wood effect LVT flooring. Stairs to the first floor. Built-in cupboard. Doors to the dining room, living room, bedroom and bathroom. Central heating radiator. Coved ceiling.

#### **Living Room 11' 11" max x 23' 4" (3.63m max x 7.1m)**

A large living room with uPVC double glazed window to the front, sliding doors to the rear into the garden, and glazed panel double doors into the dining room. Coved ceiling. Central heating radiator and feature fireplace with wood burning stove, wooden surround and marble hearth. Power points and TV point.

#### **Dining Room 9' 0" x 9' 9" (2.74m x 2.96m)**

Wood effect LVT flooring that runs through into the kitchen. uPVC double glazed window to the rear with fitted Venetian blinds. Central heating radiator. Power points. Coved ceiling. Open to the kitchen.

#### **Kitchen 8' 11" x 9' 8" (2.72m x 2.95m)**

Wood effect LVT flooring. Fitted kitchen comprising wall units and base units with laminate work surfaces. Integrated appliances including an electric oven, four burner gas hob, extractor fan and a fridge freezer. Plumbing and space for a washing machine or dishwasher. One and a half bowl stainless steel sink with drainer. Part tiled walls. uPVC double glazed window to the side. Power points. Double timber glazed panel doors into the conservatory.

#### **Conservatory 8' 11" x 7' 3" (2.71m x 2.21m)**

Wood effect LVT flooring. Fitted base units and laminate work surface to match the kitchen. Integrated washing machine. uPVC double glazed windows and sliding doors to the garden. Power points.

#### **Bedroom 1 10' 11" x 11' 11" (3.33m x 3.64m)**

A large double bedroom with uPVC double glazed window to the front, with fitted roller blind. Wood effect LVT flooring from the hall. Central heating radiator. Power points. Coved ceiling.

#### **Bathroom 6' 10" x 8' 9" (2.08m x 2.67m)**

A ground floor bathroom with suite comprising a panelled bath with mixer shower and folding glass screen, a WC and a sink with storage below. Tiled floor and part tiled walls. Two uPVC double glazed windows to the side- both with fitted Venetian blinds. Coved ceiling. Heated towel rail.

### **First Floor**

#### **Landing**

Fitted carpet to the stairs and landing. High level opaque window to the en-suite. Doors to both bedrooms.

#### **Bedroom 2 10' 0" to wardrobes x 16' 8" (3.06m to wardrobes x 5.08m)**

Wood effect laminate flooring. Extensive fitted wardrobes, with mirrored doors. Fitted dressing table. Power points. Central heating radiator. uPVC double glazed window to the rear with views towards the Bristol Channel. Door to the en-suite.

#### **En-Suite 7' 6" x 3' 6" max (2.29m x 1.07m max)**

An en-suite shower room with shower cubicle and electric shower, WC and sink. uPVC double glazed opaque windows to the rear and and at a high level to the landing.

### Bedroom 3 13' 1" x 10' 11" (3.98m x 3.33m)

The third double bedroom, this time with uPVC double glazed window to the side. Two built-in cupboards, one with the hot water cylinder. Fitted carpet. Power points. Central heating radiator. Eaves storage cupboard. Hatch to additional loft space.

## Outside

### Front and Side

A front garden with lawn and mature planting throughout. Block paved driveway that provides plenty of off road parking for a number of vehicles and leads to the garage. Gated access to the rear garden.

### Garage 8' 9" x 17' 4" (2.67m x 5.29m)

A single garage with up and over door to the front and a uPVC double glazed window to the side. Electric light and power point.

### Rear Garden

An enclosed, south facing rear garden with a natural stone patio accessed from the living room and conservatory, which then steps down to a lower lawn. The lower area has two small patio areas for seating as well as mature plants and trees. Original brick walls to three sides. Gated access to the driveway.

## Additional Information

### Tenure

The property is freehold (WA134351).

### Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3266.15 for 2026/27.

### Approximate Gross Internal Area

1381 sq ft / 128.3 sq m.

### Utilities

The property is connected to mains gas, electricity, water and sewerage services and has gas central heating.

## Energy Performance Certificate

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Floor Plan









