

4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

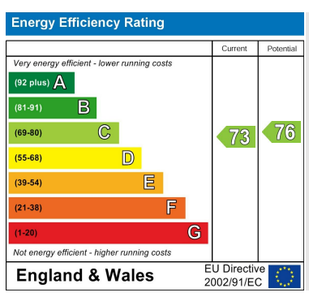
All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

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

First Floor



Total area: approx. 81.9 sq. metres (881.3 sq. feet)
61 Minehead Avenue



SHEPHERD SHARPE



61 Minehead Avenue

Sully CF64 5TJ

£1,000 Per Month

A naturally bright and spacious two double bedroom first floor apartment with private entrance modernised to a high level of finish throughout. Situated in a select purpose built block enjoying elevated views across local countryside extending to the Bristol Channel from the rear. All local village amenities that Sully offers are easily reached including the Wales Coast Path walking route, playing fields alike. uPVC double glazing, gas central heating with Hive control. Furnished. Available immediately.



Porch
6'8" x 3'8" (2.04m x 1.14m)
uPVC door to porch, tiled floor, decorative glazed door to stairs up to first floor, carpet.

First Floor Landing
Brushed chrome handrail, flush mounted sensor ceiling light, window to side. Store cupboard housing 'Ideal Logic' combination boiler.

Hallway
11'10" (max) x 12'8" (max) (3.61m (max) x 3.87m (max))
New carpet, pendant light, built in double cupboard, radiator, access to large store cupboard measuring (1.29m x 0.89m), ceiling light, carpet, separate airing cupboard.



Living/Dining Room
12'2" x 16'11" (3.71m x 5.17m)
Large window with elevated views over adjoining countryside to the Bristol Channel. Carpet, central pendant light with decorative rose, additional wall mounted uplighting to dining space, radiator.

Kitchen
11'9" x 10'3" (3.59m x 3.13m)
Large window with elevated views over adjoining countryside to the Bristol Channel. Fully fitted well appointed modern kitchen comprising a stylish shaker style units, pantry style corner cupboard, stainless steel sink with mixer tap, complementing polished quarts worktops with breakfast bar. Appliances to remain include an oven/grill with induction hob, freestanding American style fridge/freezer and washing machine. Multiple LED spotlights, ceramic tiled floor, integrated speakers to ceiling.



Bedroom 1
12'1" x 15'11" (3.70m x 4.87m)
Large window to front. New carpet, pendant ceiling light, radiator, integrated wardrobes, ottoman tv bed to remain.

Bedroom 2
10'0" x 11'8" (3.07m x 3.56m)
Large window to front. New carpet, radiator, pendant ceiling light.



Shower Room
Modern suite comprising large corner shower enclosure, low level WC and basin with mixer tap. Fully tiled, spotlights to ceiling, heated towel rail. Frosted window.

Outside
Rear pedestrian gate opening to pathway leading directly onto the Wales Coast Path walking route.

Council Tax
Band D £2,202.11 p.a. (26/27)

Post Code
CF64 5TJ

61 Minehead Avenue



Security Deposit
£1,000

Holding Deposit
A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.



