

# 2 Minehead Avenue

Sully, Vale of Glamorgan, CF64 5TH



NO CHAIN. A substantial, larger than average, three bedroom detached bungalow located in a very popular part of Sully, close to the primary school, bus stop, convenience store, post office, doctors surgery and beach as well as being a short walk from a couple of pubs, restaurants, indoor bowls centre and the sports and social club. The property is very versatile and suitable for a wide range of buyers ranging from young to old. Accommodation comprises of a front porch, central hallway, living room, kitchen, dining room and conservatory, three bedrooms, a bathroom and an additional WC. There are attractive and well-maintained gardens to the front, side and rear, a garage and plenty of off road parking. Viewing is advised. No chain. EPC: D.

## David Baker & Co.

Your local Estate Agent & Chartered Surveyor

## £525,000

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE  
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

## Accommodation

### Ground Floor

#### **Porch** 10' 0" x 2' 6" (3.04m x 0.75m)

uPVC double glazed front door, inner door and windows. Natural stone paved floor. Electric light.

#### **Hall**

Solid oak flooring. Central heating radiator. Built-in cupboard with fitted shelving. Coved ceiling. Hatch to the loft space. Doors to the living room, all three bedrooms, bathroom and kitchen.

#### **Living Room** 18' 0" x 12' 0" (5.48m x 3.66m)

A spacious living room with uPVC double glazed bay window to the front and side. Fitted carpet. Two central heating radiators. Coved ceiling. Power points and TV point.

#### **Kitchen** 11' 11" x 9' 10" (3.63m x 3m)

A fitted kitchen overlooking the garden and with a dining room to one side. Vinyl floor. Fitted kitchen comprising wall units and base units with shaker style doors and wooden work surfaces. Integrated appliances including an electric oven, four zone induction hob, extractor hood and fridge freezer. Freestanding dishwasher. Belfast sink. uPVC double glazed window to the rear. Open to the dining room and utility space. Central heating radiator. Power points. Coved ceiling. Recessed lights.

#### **Utility Area** 3' 1" x 5' 11" (0.94m x 1.8m)

Vinyl flooring continued from the kitchen. Fitted workspace. Plumbing for washing machine and dryer. Wall mounted gas combi boiler. Power points.

#### **Dining Room** 12' 2" x 9' 11" (3.71m x 3.02m)

Just off the kitchen and leading into the conservatory, this is a very pleasant space, ideal for families. Fitted carpet. Central heating radiator. Power points. Doors and windows into the conservatory.

#### **Conservatory** 9' 3" x 10' 11" (2.83m x 3.34m)

Laminate flooring. uPVC double glazed windows, doors and roof. Power points and electric lights. This area has wonderful views along the garden and there is plenty of natural light throughout the day until late into the evening.

#### **WC** 2' 6" x 6' 2" (0.77m x 1.89m)

Vinyl floor. WC and sink with storage below. Central heating radiator. uPVC double glazed window to the front.

#### **Bedroom 1** 16' 8" max x 9' 11" (5.09m max x 3.02m)

A well-proportioned double bedroom with fitted wardrobes to one wall and a uPVC double glazed window overlooking the garden. Central heating radiator. Power points. Additional fitted wardrobe.

#### **Bedroom 2** 11' 8" into wardrobes x 13' 0" (3.56m into wardrobes x 3.96m)

A other good size double bedroom, this time with uPVC double glazed window to the front. Fitted wardrobes. Fitted carpet. Central heating radiator. Power points.

#### **Bedroom 3** 10' 0" x 9' 9" (3.05m x 2.97m)

A generous single bedroom, ideal as a home office but one that could fit a double bed which also makes it a perfect guest room. Fitted carpet. uPVC double glazed window to the front. Central heating radiator. Power points.

#### **Bathroom** 9' 2" x 7' 2" (2.8m x 2.19m)

Tiled floor and part tiled walls. Suite comprising a panelled bath, shower cubicle with twin head mixer shower, a WC and a sink. Extractor fan. Heated towel rail. uPVC double glazed window to the rear.

## Outside

### Front and Side

The property benefits from a wrap around garden to the front and side, laid to lawn. There is access to the garage, a driveway parking space in front of that, and gated access into the garden and an additional parking area.

### Garage

A single garage with up and over door to the front, a window to the side and a door to the rear into the garden.

### Rear Garden

A private and fully enclosed rear garden laid to lawn and with very attractive, mature planting beds and shrubs. The garden has a large vegetable and fruit patch and a sizeable gated off road parking area. Outside tap. The size of the garden provides plenty of space to extend the property if required, subject to Planning Permission.

## Additional Information

### Tenure

The property is freehold (WA61048).

### Council Tax Band

The Council Tax band for this property is F, which equates to a charge of £3180.82 for 2026/27.

### Approximate Gross Internal Area

1281 sq ft / 119.0 sq m.

### Utilities

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

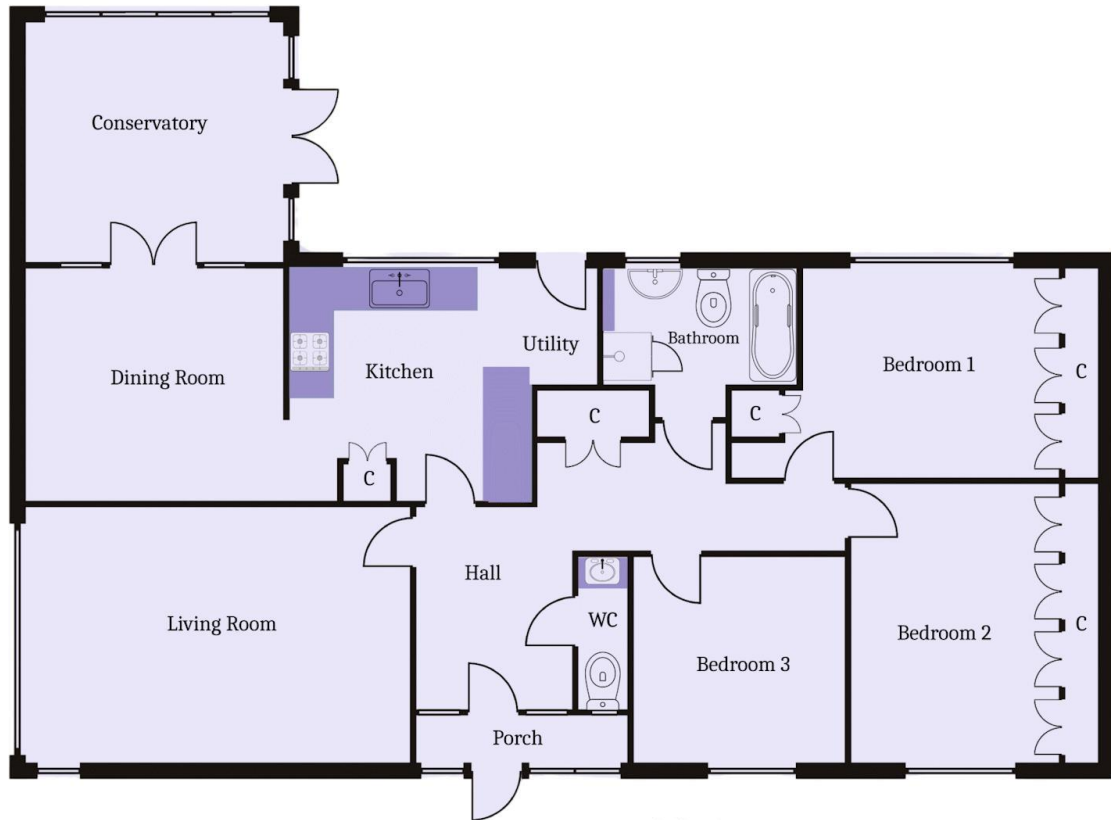
### Gated Parking Area

The property benefits from an additional parking area, gated from the road and laid to hardstanding. This area is perfect for mobile homes and other large vehicles.

## Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



For illustrative purposes  
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