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## ‘ The Gables’, 26 Minehead Avenue, Sully.



A spacious well presented 4/5 bedroom detached property which benefits from sea views. The property comprises enclosed porch, entrance hall, sitting room with feature bay window, dining room, kitchen/breakfast room, utility area, bathroom, bedroom and study/bedroom. Three further double bedrooms and bathroom to first floor. The main bedroom benefits from a large balcony across the front of the property. Gardens to front and rear. Double garage and off street parking. EER- D .

**Guide Price £450,000 Freehold**

Ref: 15738

# 'The Gables', 26 Minehead Avenue, Sully.

## ACCOMMODATION

### ENTRANCE PORCH 6' 4" x 3' 0" (1.94m x 0.92m)

An enclosed porch entered via a sliding Upvc double-glazed door, tiled floor and walls.

### ENTRANCE HALL

Entered via a wooden obscured glazed panel door with side panels, fitted carpet, wall light, coved ceiling, Upvc double-glazed window to rear, feature arched window to sitting room, cloak cupboard and radiators. Stairs to first floor.

### SITTING ROOM 24' 7" x 11' 10" (7.50m x 3.63m)

A stunning room with a large Upvc double-glazed bay window to front with some sea views, fitted carpet, fireplace with electric fire, coved ceiling, three wall lights and radiators. Archway through to dining room.

### DINING ROOM 11' 10" x 10' 9" (3.63m x 3.30m)

Upvc double-glazed window to front with some sea views, fitted carpet, coved ceiling and radiator.

### KITCHEN/BREAKFAST ROOM 11' 5" x 12' 11" (3.49m x 3.95m)

Fitted floor and wall units comprising cupboards and drawers, worktop over with 1 1/2 stainless steel sink drainer unit with mixer tap over and tiled splash back. Space for cooker with cooker hood over, space and plumbing for dishwasher, space for fridge, tile effect laminated flooring, tiled walls, Upvc double-glazed window to front with some sea views and radiator.

### REAR PORCH

Upvc obscured double-glazed door to side, tiled effect laminated flooring and tiled walls, storage cupboard.

### UTILITY ROOM 2' 11" x 5' 4" (0.91m x 1.64m)

Tiled effect laminated flooring, space for washing machine, half tiled walls, Upvc obscured double-glazed window to side. 'Worcester' gas combi boiler.

### BATHROOM 7' 9" x 6' 9" (2.37m x 2.08m)

A white suite comprising large shower cubicle with glazed shower doors, low-level WC, pedestal wash hand basin, heated chrome towel rail, tiled floor, Upvc obscured double-glazed window to side, coved ceiling.

### STUDY/BEDROOM FIVE 12' 0" x 10' 1" (3.68m x 3.08m)

Currently used as a study. Sliding Upvc double-glazed doors to rear garden and fitted carpet.

### BEDROOM FOUR 15' 0" x 12' 2" (4.58m x 3.71m)

A large range of fitted wardrobes, fitted carpets, Upvc double-glazed window to rear and radiator.

## FIRST FLOOR

### LANDING

A galleried landing with storage cupboards, two 'Velux' windows, feature round window to rear and fitted carpet.

### BATHROOM 7' 8" x 6' 11" (2.34m x 2.12m)

A white suite comprising corner shower cubicle with glazed shower screen, low-level WC, wash hand basin set within vanity unit with cupboards under, heated chrome towel rail, tiled floor and walls. 'Velux' window to side.

### BEDROOM ONE 12' 1" x 13' 7" (3.69m x 4.15m)

A light room with Upvc double-glazed door with side panel to large balcony with lovely sea views. Fitted carpet and radiator. Large storage cupboard which could be converted to an en-suite.

### BEDROOM TWO 13' 8" x 10' 9" (4.18m x 3.28m)

A large range of built-in wardrobes, fitted carpet, Upvc double-glazed window to rear, eaves storage, attic access and radiator.





**BEDROOM THREE 8' 9" x 10' 2" (2.68m x 3.12m)**

Fitted carpet, Upvc double-glazed window to rear, eaves storage and radiator.

**OUTSIDE**

**Front**

A driveway to side providing off street parking, well maintained garden with mature flower and shrub borders and area to lawn.

**Rear**

Large double garage (4.90m x 6.12m) with up and over door, Upvc double-glazed window to side and rear and pedestrian door to rear garden, power and lighting. An enclosed rear garden with large paved patio, area to lawn with mature borders. outside tap. Storage shed.

**COUNCIL TAX**

We have been verbally informed by the Vale of Glamorgan Council that the property is within Band G.

**ENERGY EFFICENCY RATING**

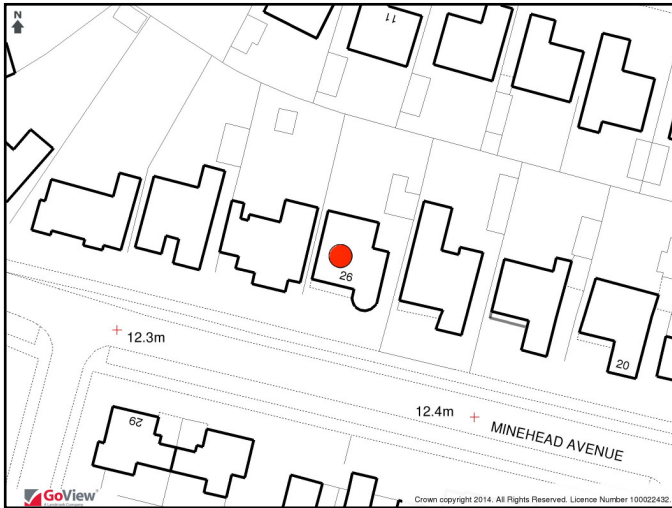
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**POST CODE**

CF64 5TH.







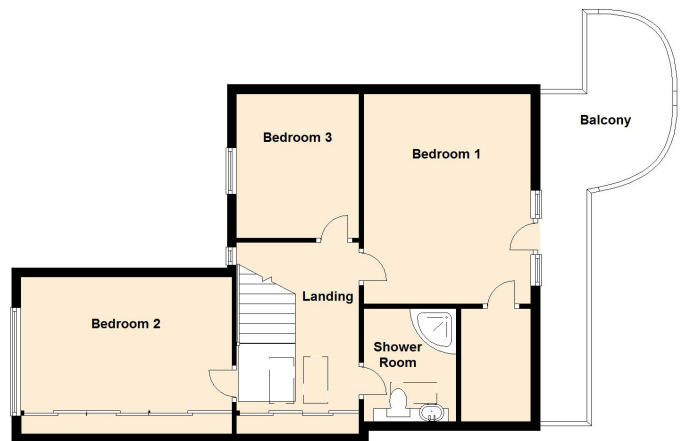
**Ground Floor**

Approx. 117.0 sq. metres (1259.6 sq. feet)



**First Floor**

Approx. 75.1 sq. metres (808.7 sq. feet)



Total area: approx. 192.2 sq. metres (2068.3 sq. feet)



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