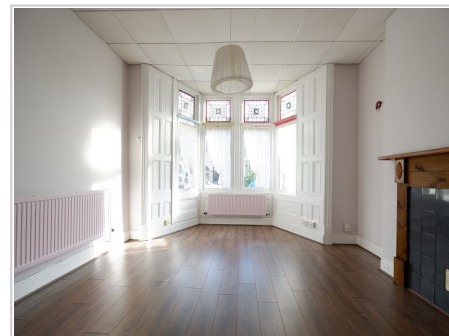


11 Bradenham Place,
Penarth,
The Vale Of Glamorgan.
CF64 2AG

525,000



- PLANNING GRANTED FOR RESIDENTIAL RE-STATEMENT
- THREE RECEPTION ROOMS
- KITCHEN OPENING ONTO GARDEN
- CLOAKROOM
- UP TO 5 BEDROOMS
- WC & SHOWER ROOM
- DRIVEWAY FOR 2 CARS
- WELL PRESENTED & MAINTAINED
- LARGE GARDEN



Ref: PRA11116

Viewing Instructions: Strictly By Appointment Only

General Description

Planning permission granted for the property's re-instatement as a single residential dwelling. Three reception rooms, cloakroom, kitchen, bathroom & up to 5 bedrooms. Driveway for 2 cars & pleasant walled garden. Well presented & maintained throughout. NO CHAIN.

Accommodation

Introduction.

11 Bradenham Place was acquired by the current owner in c.2001.

They were granted a change of use from residential, to its current use, a surgery, which falls within Use Class D1 (non residential institution).

Having decided, this year, to close the practice and sell the property, they have now obtained a further consent to re-instate the property back to a single dwelling house.

The application can be found at the Vale of Glamorgan's planning portal Ref: 2022/00470/FUL.

Property Summary

The accommodation, arranged over two levels, currently comprises a mixture of treatment rooms and offices.

A kitchen can be found to the rear of the ground floor and in addition to a cloakroom / WC, also at ground floor level, there is a shower room on the first floor.

The accommodation has the potential to be re-configured and extended into the loft space.

The kitchen could also be opened up to provide an open plan kitchen / diner.

The first floor, 'as is' currently offers 5 bedrooms but again this could be revised.

The bath / shower room could also be combined with the adjoining WC to make a larger family bathroom.

Ceilings throughout the majority have been removed and replaced with a suspended alternative. These could very easily be removed and replaced with plasterboard.

There are intruder and smoke alarms together with a domestic gas fired central heating system.

Dimensions.

Room dimensions can be found on the attached floor plans.

Services

Mains electricity, mains water, mains gas, mains drainage

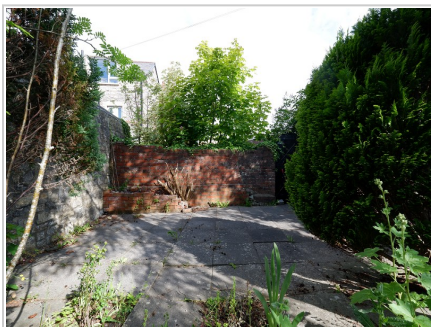
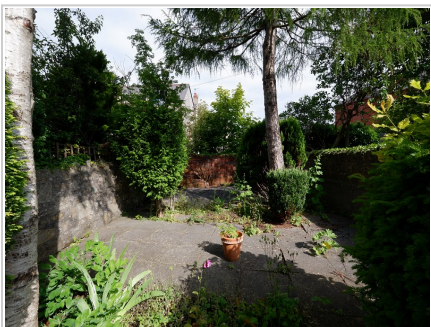
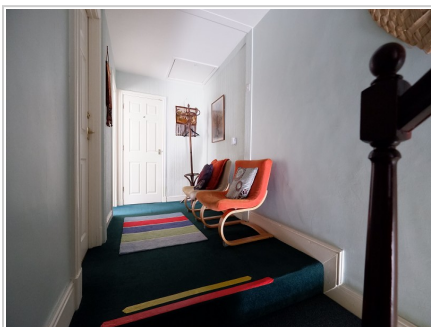
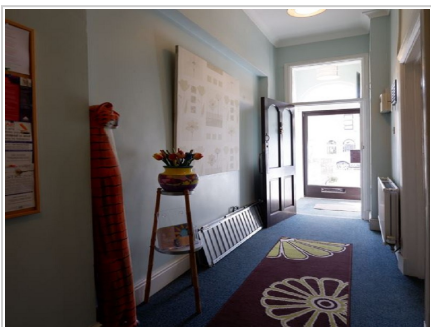
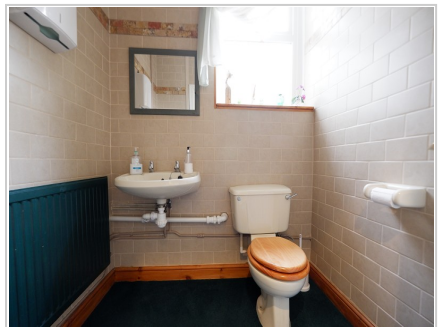
EPC Rating:68

Tenure

We are informed that the tenure is Freehold

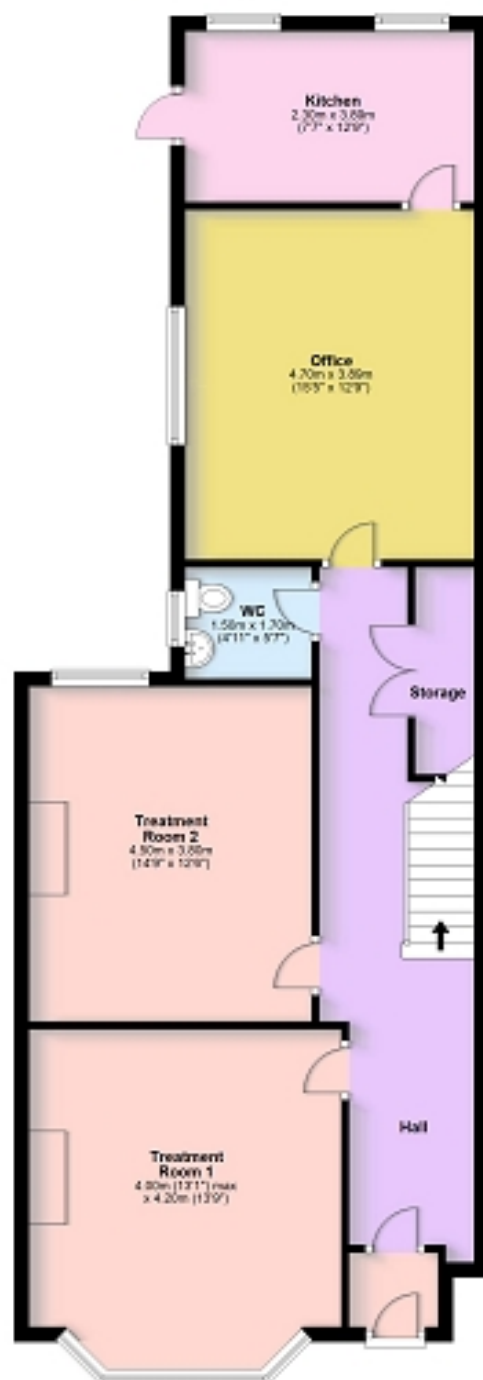
Council Tax

Band F



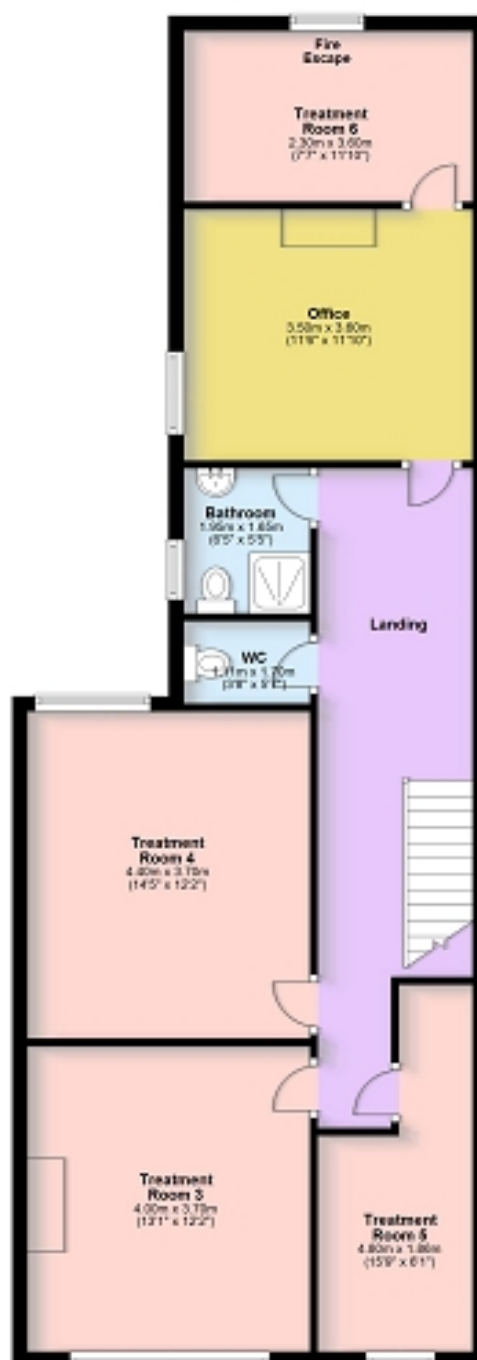
Ground Floor

Approx. 85.8 sq. metres (924.1 sq. feet)



First Floor

Approx. 63.0 sq. metres (680.4 sq. feet)



Total area: approx. 148.8 sq. metres (1604.5 sq. feet)

This floorplan is not to scale. It is for illustrative purposes only and accuracy is not guaranteed. Plan produced by Moment Plans. Plan produced using PlanB.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.