

Ty Cefn,
Station Road,
Dinas Powys,
The Vale Of Glamorgan.

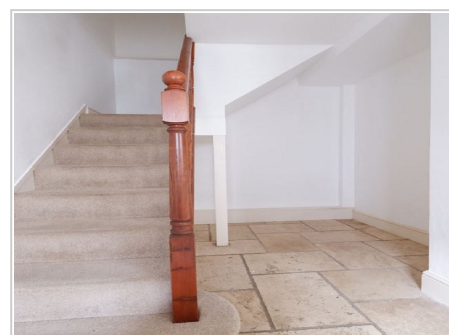
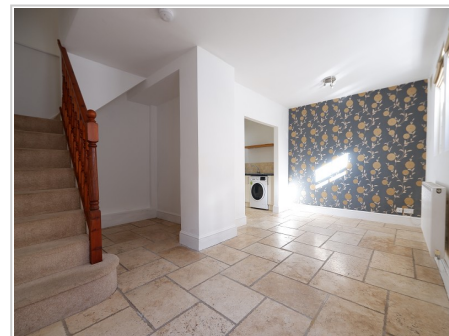
225,000



- Mews style property
- Hidden in the heart of the village
- Secure walled courtyard
- 2 bedrooms
- Open plan accommodation
- Low maintenance
- Shops, pubs and amenities on your doorstep
- Short walk to the common
- Ideal first time buy or downsize

Ref: PRA11161

Viewing Instructions: Strictly By Appointment Only



General Description

2 bedroom mews style property discreetly located in the heart of the old village.

Accommodation

ADDITIONAL COMMENTS

The original, detached building was sympathetically re-developed approximately 20 years ago to provide two, self-contained houses.

The property now benefits from double glazed, wooden sash windows, gas fired central heating and quality floor finishes including travertine.

A truly unique opportunity to acquire a house of this nature, hidden off the Square and within close proximity of all the local amenities Dinas Powys has to offer, including public transport, schools and the common.

Entrance and Porch

Attractive front entrance with small porch / door canopy.

Kitchen (9' 3" Max x 6' 7" Max) or (2.82m Max x 2.0m Max)

Fully fitted kitchen with built-in fridge/freezer, washing machine, dishwasher and stainless steel gas hob with matching canopy over.

Travertine floor covering which flows into the living / dining room.

Living Room (18' 4" Max x 16' 5" Max) or (5.60m Max x 5.0m Max)

Open plan living area with travertine floor throughout.

Large, sash windows overlooking the walled, private courtyard.

Small 'L' shaped area has the potential to accommodate a dining table, computer workstation, bookshelves or storage.

Staircase

Attractive spindle staircase with enclosed storage beneath.

Bedroom 1 (10' 2" Max x 9' 10" Max) or (3.10m Max x 3.0m Max)

Double bedroom with 2 large, sash windows giving generous amounts of natural light.

Fitted carpet.

Bedroom 2 (13' 1" Max x 7' 10" Max) or (4.0m Max x 2.40m Max)

Second bedroom, also with front window.

Fitted carpet.

Bathroom (6' 7" Max x 6' 7" Max) or (2.0m Max x 2.0m Max)

Well proportioned bathroom.

Panelled bath with shower off the taps, WC and wash hand basin.

Partially tiled and vinyl floor covering.

Outside Courtyard

Pleasant and bright walled courtyard finished with flagstones and a covered, decked area to the rear of the house providing bin storage but large enough to accommodate garden furniture and bikes etc.

Secure, gated access from Station Road with door entry intercom system.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

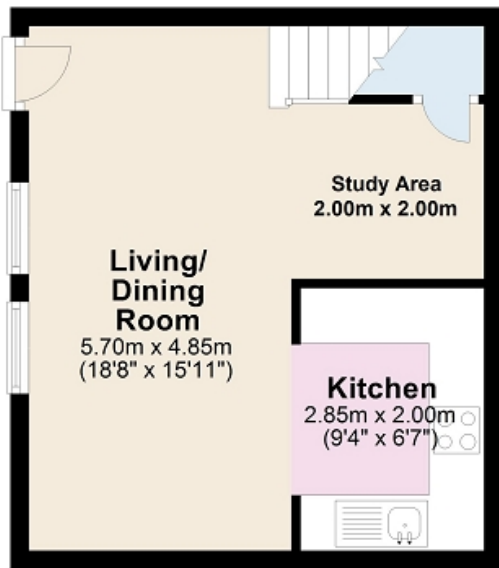




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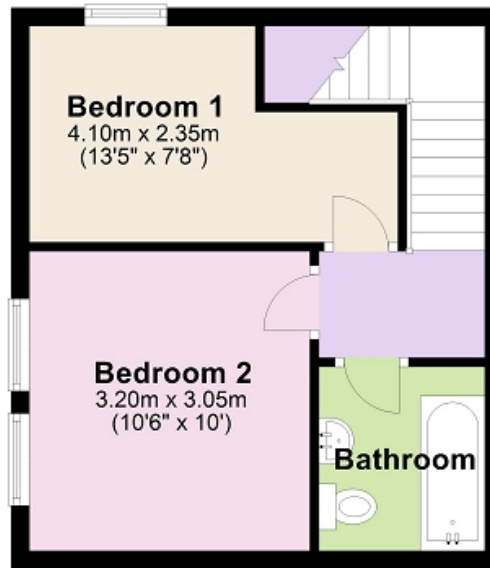
Ground Floor

Approx. 28.2 sq. metres (303.4 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 56.2 sq. metres (605.1 sq. feet)

For illustration purposes only - not to scale

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.