

Britway Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4AF

1,200 Monthly *



- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS RECEPTION AREA
- KITCHEN WITH BREAKFAST BAR
- GROUND & FIRST FLOOR BATHROOMS
- PARKING SPACE
- HEART OF THE OLD VILLAGE
- NO GARDEN
- CLOSE TO COMMON, GOLF COURSE & COUNTRYSIDE WALKS

Ref: PRA11181

Viewing Instructions: Strictly By Appointment Only



General Description

Located in the heart of the Village Square. 3 bedrooms, 2 bathrooms, spacious living area & kitchen with breakfast bar.

Accommodation

GROUND FLOOR

The ground floor comprises a porch, generous living space with dual aspect which combines living and dining areas, a well equipped kitchen and the first of two bathrooms.

The kitchen is well equipped with the following:

- o Breakfast bar
- o New oven with hob
- o Generous work tops with sink unit
- o Fridge & freezer
- o Dishwasher
- o Washing machine
- o Tumble dryer

The bathroom has a shower, WC and wash hand basin.

FIRST FLOOR

The first floor hosts three bedrooms and a bathroom located of a spacious landing.

Two are doubles and the third, located to the rear, a single with built in wardrobes and bedroom furniture.

The bathroom has a bath with shower over, WC and wash hand basin.

OUTSIDE.

To the side / rear of the house is a single parking space.

THE HOUSE DOES NOT BENEFIT FROM A GARDEN BUT IS LOCATED WITHIN A STONE'S THROW OF THE VILLAGE COMMON, GOLF COURSE AND FABULOUS COUNTRYSIDE WALKS.

ADDITIONAL COMMENTS

The house has uPVC double glazing and gas fired heating with combination boiler.

WHY LIVE IN DINAS POWYS?

Dinas Powys has a traditional village centre with a rural and unspoiled feel.

It also has local amenities which include a post office, shops, three public houses, deli, coffee shop and restaurants.

In addition, there are great transport links to surrounding areas including Cardiff and J33 of the M4.

There are also 2 railway stations, Eastbrook and Dinas Powys, with regular services (4 per hour) to Cardiff Central with an approximate journey time of just 15 minutes.

There is a large village common and tennis, golf, bowls, rugby and cricket clubs which cater for all ages.

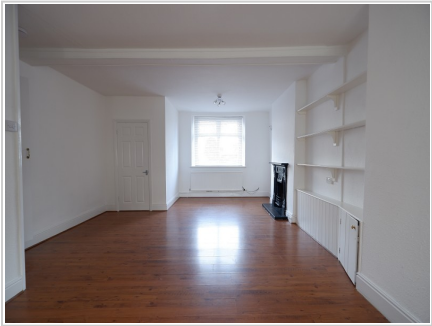
Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:58

Council Tax

Band F





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.