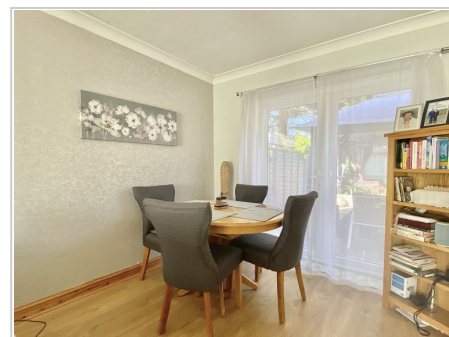


Cae'r Odyn ,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4UF

315,000



- Detached property
- 3 bedrooms
- Double reception room with French doors
- Modern kitchen
- Contemporary bathroom
- Porch
- Driveway for several cars or caravan
- Landscaped garden with large shed
- New boiler (2024)



Ref: PRA11189

Viewing Instructions: Strictly By Appointment Only

General Description

Detached three bedroom property with driveway and landscaped garden. New boiler in 2024.

Accommodation

Ground Floor

The ground floor comprises a porch and bright inner hallway with doors leading to the through lounge and kitchen.

Stairs, with storage beneath, rise to the first floor.

The spacious living area has a front facing picture window and to the rear, from the dining area, French doors opening onto the beautiful garden.

The modern and recently updated kitchen with has an array of wall and base units, wood effect work surfaces and stainless steel sink unit.

The kitchen presently accommodates a 'Range' style oven with fitted extractor over.

It also features space for a fridge / freezer, an integrated dishwasher, tiled splash backs and a stylish porcelain tiled floor.

A side entrance door is located off the driveway and a rear facing window has a pleasant aspect overlooking the garden.

First Floor.

The first floor accommodated three bedrooms and a bathroom located off a central landing.

Two bedrooms are doubles and the third, a single.

The family bathroom has been refurbished and comprises a 'P' shaped bath with shower over, WC and designer vanity wash hand basin.

Outside

FRONT

The house has a deep frontage with lawn and long driveway, which extends down the side of the property, for several parked cars or caravan etc.

A swing gate secures / encloses the back garden.

REAR

Landscaped, low maintenance area.

Enclosed on all sides by timber fencing and mature trees to the rear add natural privacy / screening.

Paved terraces and artificial grass lawn.

Mature beds / borders and feature lighting.

Cold water tap.

Large garden shed.

Dimensions.

Maximum dimensions are as follows:

- o Living Area: 7.00m x 3.55m
- o Kitchen: 3.40m x 2.55m
- o Bedroom 1: 3.45m x 3.00m
- o Bedroom 2: 2.70m x 2.60m
- o Bedroom 3: 2.40m x 2.25m

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:49

Tenure

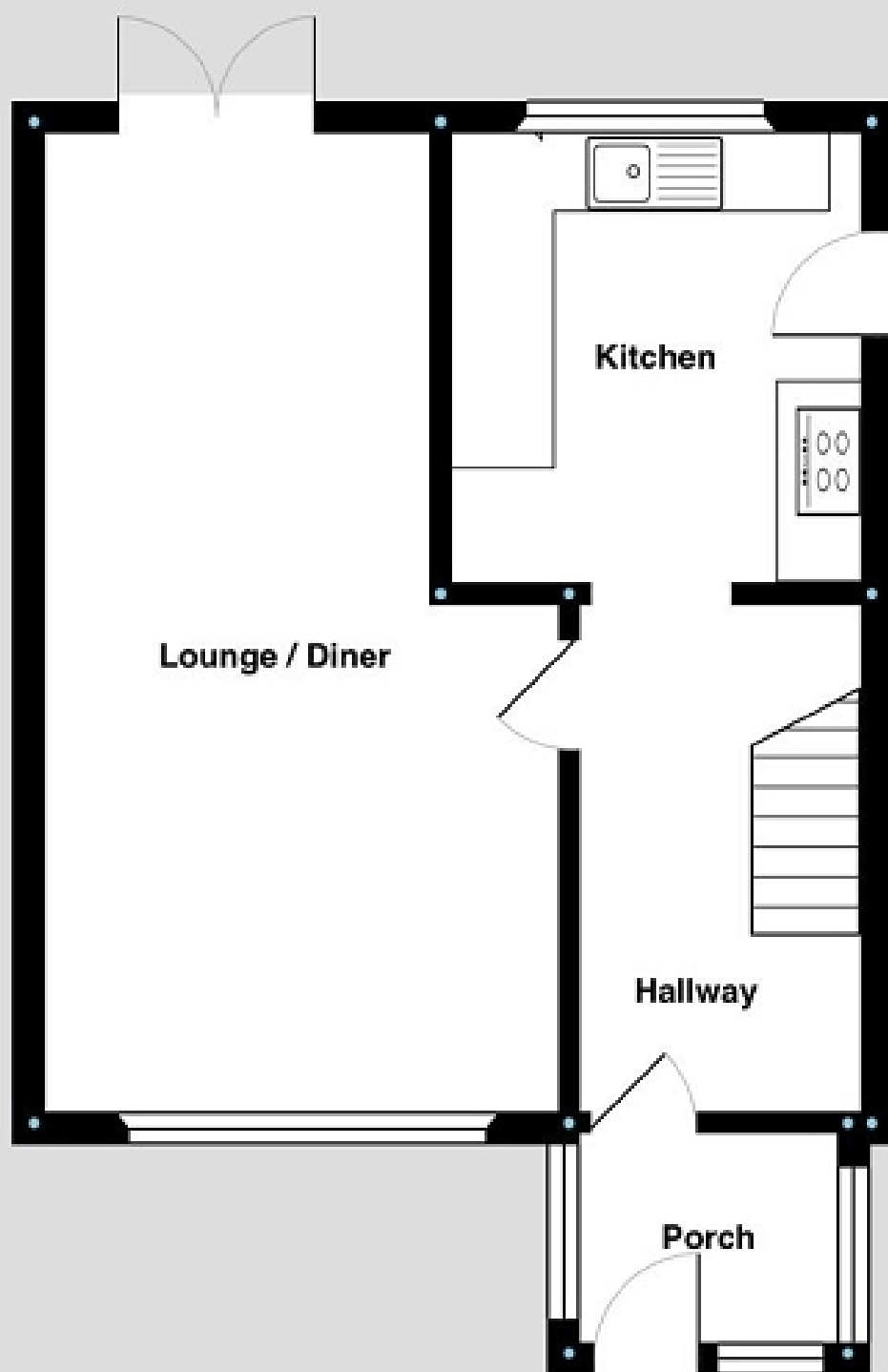
We are informed that the tenure is Freehold

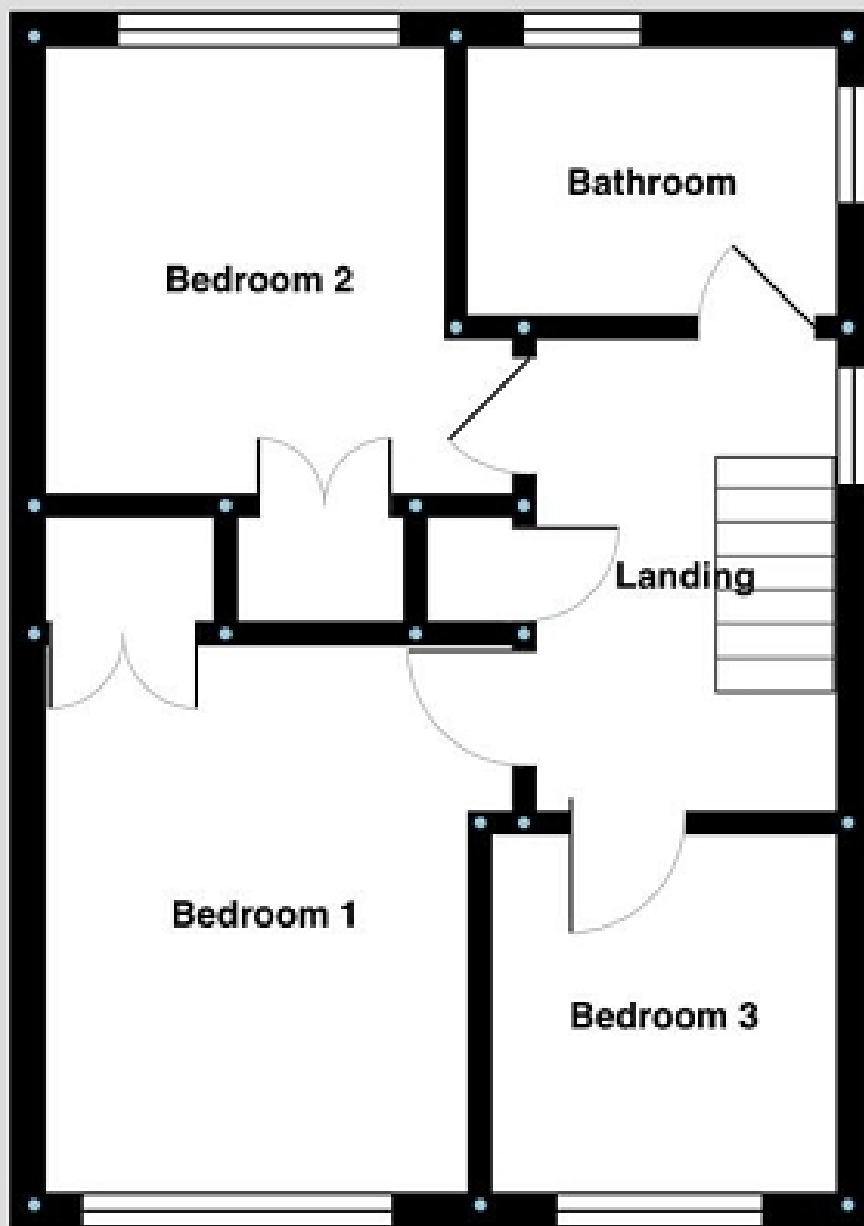
Council Tax

Band E









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.

