Burnett davies with Easton

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Sir Ivor Place,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4QZ

435,000

- Large corner plot
- Detached
- Driveway for several cars and caravan
- 3 reception rooms
- Utility room & storeroom
- 4 double bedrooms
- En-suite master bedroom with walk in wardrobe
- Modern family bathroom
- Short walk to the train station

Ref: PRA11193

Viewing Instructions: Strictly By Appointment Only

General Description

Detached property enjoying a large corner plot. Three reception rooms, kitchen and utility room plus four double bedrooms including an en-suite master with walk-in wardrobe.

Accommodation

Ground Floor

A uPVC entrance door leads to a generous hallway with stairs rising to the first floor and doors leading to the kitchen, dining room, living room and study.

The principal reception room has a solid wood floor, dual aspect and French doors opening onto the garden.

The second reception room, presently a dining room, is also well proportioned and features an open fireplace together with a broad window overlooking the garden.

The study or hobby room sits to the front of the house and benefits from excellent levels of natural light.

The kitchen, with handy pantry, is equipped with units on three sides and a central island with built in oven, gas hob and extractor.

The area also incorporates a double sink unit, integrated fridge / freezer, and space / plumbing for a dishwasher.

A door to the rear leads to a utility area, WC and store.

First Floor.

The first floor accommodates four double bedrooms and a family bathroom located off a carpeted landing.

The sizeable master bedroom features both an en-suite bathroom with shower and walk in wardrobe.

The modern family bathroom has a bath with mixer shower oven, WC with concealed cistern and vanity wash hand basin.

Outside

FRONT / SIDE
Large corner plot with deep frontage, pedestrian gate and pathway leading to the front entrance door.

A swing gate secures the generous driveway which has grass protection matting (allowing a lawn to flourish)

REAR
Extensive paved sun terrace with raised beds.

Lower lawn.

Feature trellising and mature beds / borders with wide variety of plants, shrubs and trees which also offer privacy and screening.

Garden shed and summerhouse.

Dimensions.

Dimensions can be found on the attached floor plans.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be made available shortly.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

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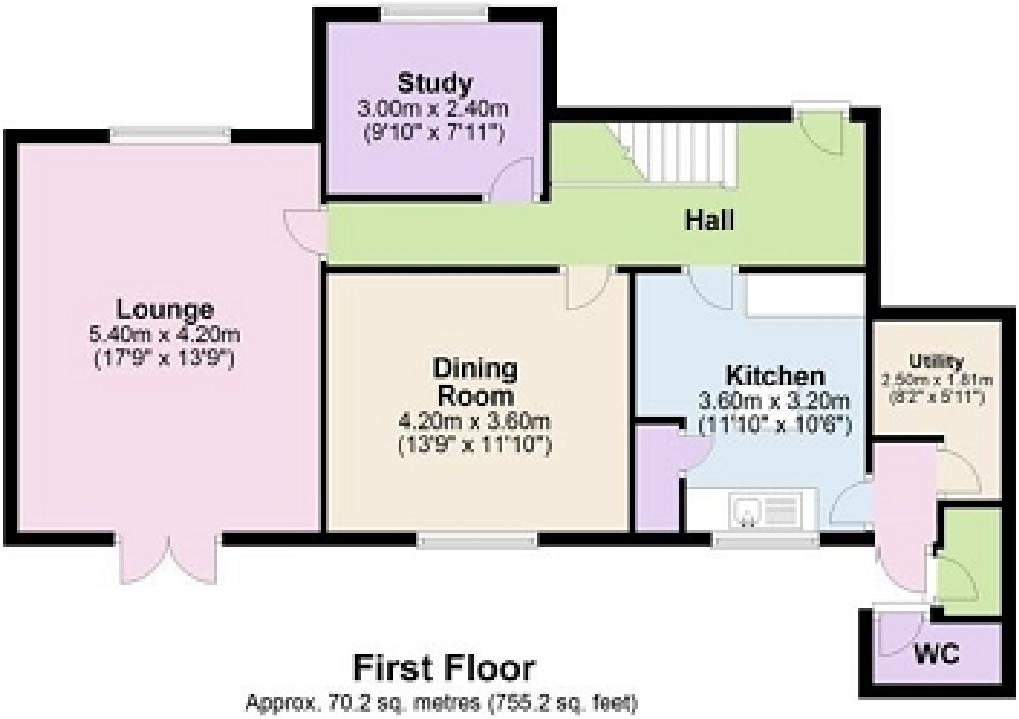
2 Sir Ivor Place, Dinas Powys

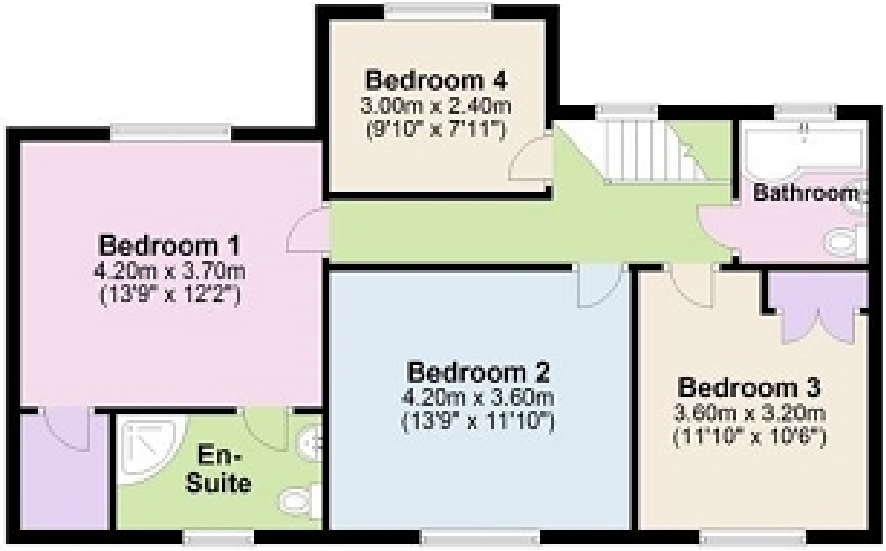
Ground Floor

Approx. 78.2 sq. metres (842.1 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



Total area: approx. 148.4 sq. metres (1597.3 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.