

St Davids Avenue,
Dinas Powys CF64 4JP

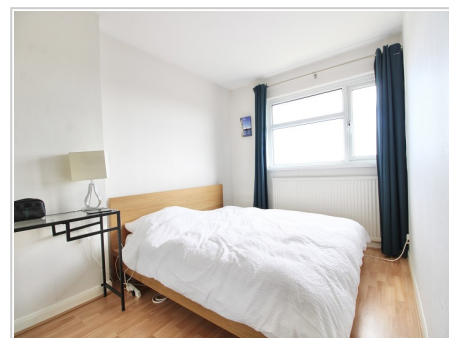
270,000



- Semi-detached house
- Open plan kitchen and diner
- Spacious reception room
- 3 bedrooms
- Elevated position
- Garden
- Garage
- Short walk to shops, the village, schools & train station
- Potential to extend

Ref: PRA11199

Viewing Instructions: Strictly By Appointment Only



General Description

Semi-detached three bedroom property with garage. Elevated position with far reaching views. NO CHAIN.

Accommodation

Porch

New composite entrance door.

Porch / cloaks area with glazed sliding door leading to the living room.

Living Room (14' 5" Max x 10' 8" Max) or (4.40m Max x 3.25m Max)

Well proportioned family room featuring a broad picture window with far reaching views.

Focal fireplace.

Understairs storage.

Kitchen/Diner (16' 7" Max x 10' 6" Max) or (5.05m Max x 3.20m Max)

Open plan kitchen / diner with window overlooking the garden and door opening onto the patio.

Wall and base units, work surfaces on three sides and a sink and drainer with mixer tap.

Space for an oven, space for a fridge / freezer and space / plumbing for a washing machine or dishwasher.

Dining area with space for a table and chairs.

Bedroom 1 (12' 8" Max x 8' 6" Max) or (3.85m Max x 2.60m Max)

A well proportioned double bedroom with rear facing window overlooking the garden.

Run of built in wardrobes.

Bedroom 2 (11' 0" Max x 10' 6" Max) or (3.35m Max x 3.20m Max)

A sizeable second double bedroom with southerly aspect and elevated views across the village.

Bedroom 3 (7' 10" Max x 7' 7" Max) or (2.40m Max x 2.30m Max)

Single bedroom with front facing window.

Ideal study / home office or cot room?

Fabulous view.

Bathroom (7' 9" Max x 6' 1" Max) or (2.35m Max x 1.85m Max)

Bath with shower attachment and wash hand basin.

Rear window with obscured glass.

Outside

FRONT

Deep elevated frontage with lawn, mature shrubbery and driveway leading to the garage.

REAR

Tiered and incorporating a lower paved patio together with an upper level laid to lawn.

Outside lighting and cold water tap.

Garage

Single garage with up and over door , power points and lighting.

Rear door leading to the garden.

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, independent shops, a Tesco Extra, public houses, takeaways 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.

Excellent schools include Dinas Powys Infants, Murch Junior School and St Andrews Major Church in Wales Primary.

There is a large village common with children's play area and tennis, bowls, rugby, golf and cricket clubs which cater for all ages.

Services

Mains electricity, mains water, mains drainage and mains gas.

EPC Rating:56

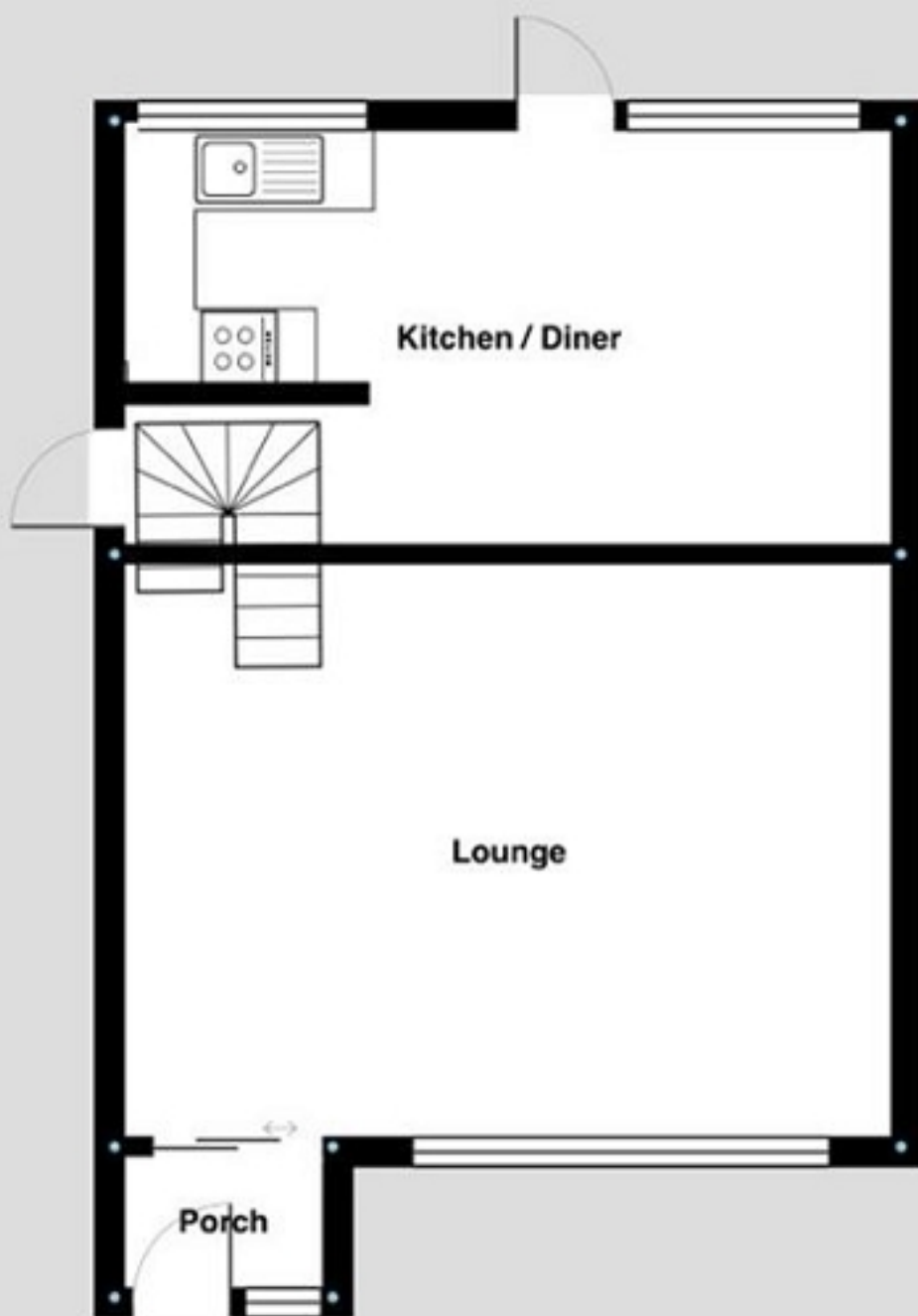
Tenure

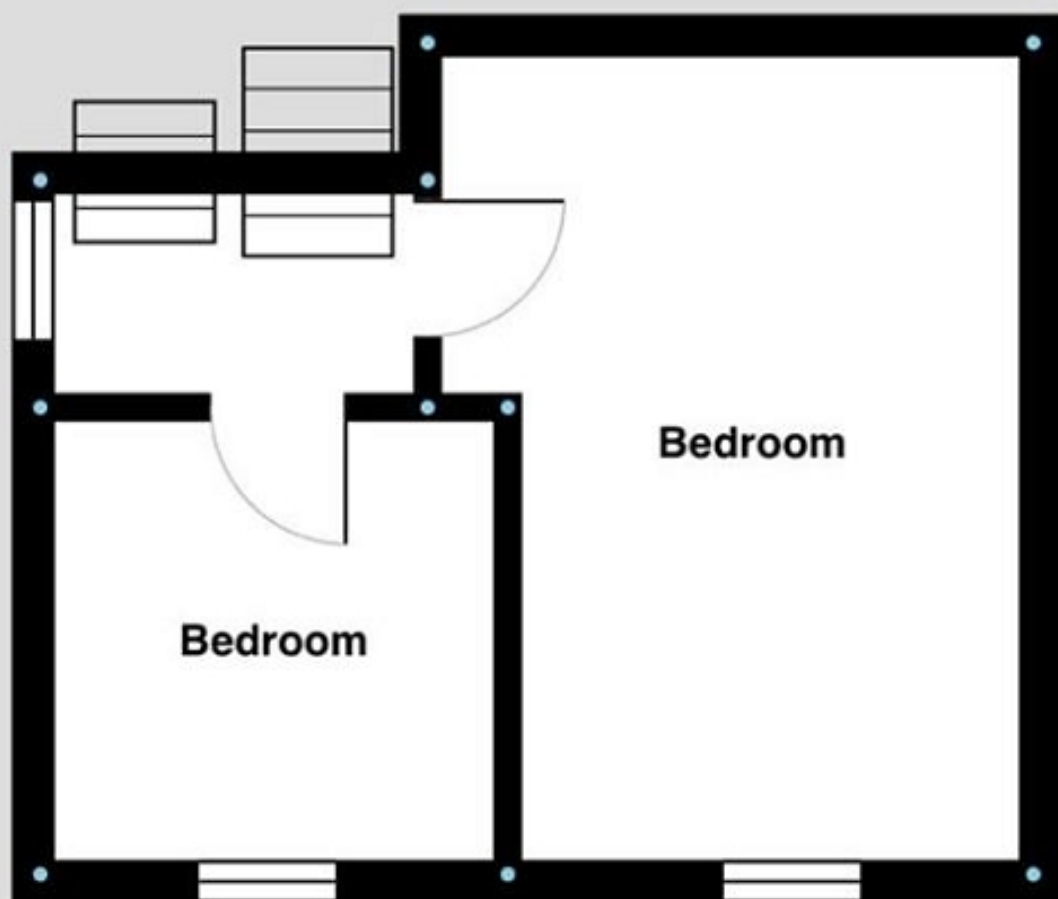
We are informed that the tenure is Freehold

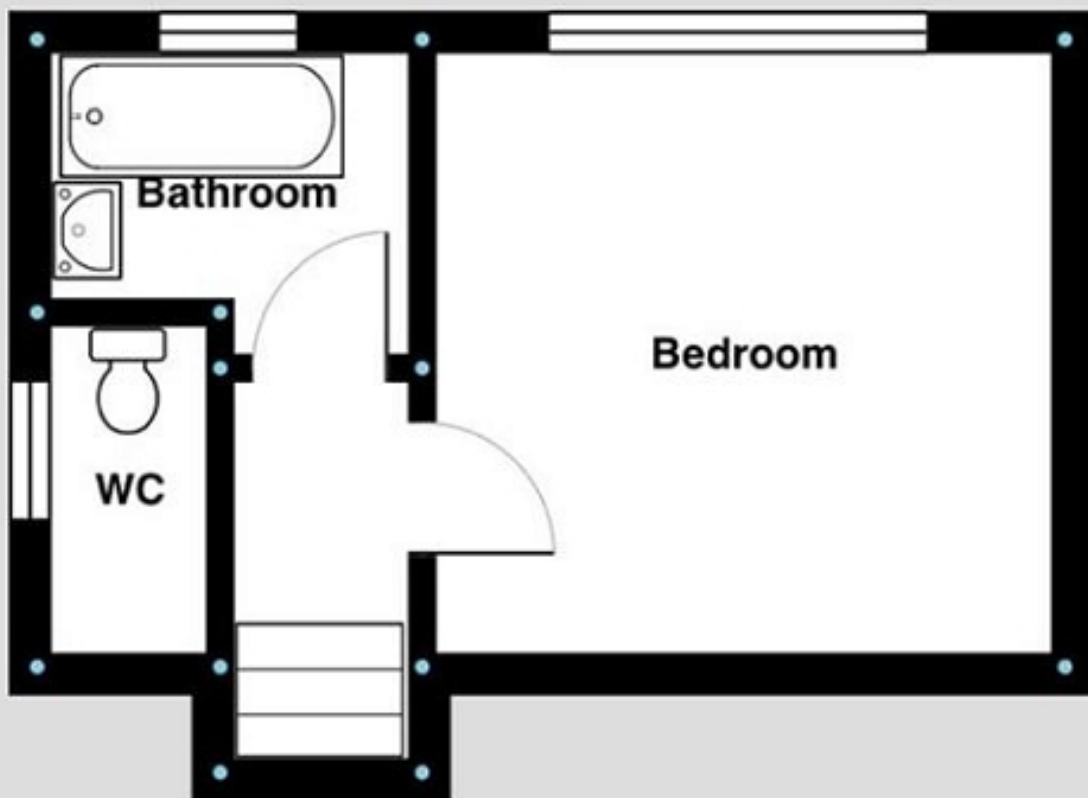
Council Tax

Band D









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.