

1 Duffryn House,
Castle Drive,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4NT

137,500



- NO DOGS
- GROUND FLOOR FLAT WITH NO CHAIN
- 2 DOUBLE BEDROOMS
- KITCHEN WITH SPACE FOR A TABLE & CHAIRS
- PRIVATE COURTYARD GARDEN
- 999 YR LEASE FROM 2016
- LARGE RECEPTION AREA
- GARAGE
- CLOSE TO SHOPS & AMENITIES

Ref: PRA11233



Viewing Instructions: Strictly By Appointment Only

General Description

TWO DOUBLE BEDROOM GROUND FLOOR FLAT WITH A PRIVATE COURTYARD GARDEN & GARAGE. NO CHAIN. NO DOGS

Accommodation

Entrance Hallway

Entrance door from the well maintained communal areas.

Hallway with fitted carpet and doors leading to the living room, kitchen / diner, master bedroom and bathroom.

Cupboard housing the electrical fuse box and meter.

Telephone door entry system.

Living Room (15' 5" Max x 11' 8" Max) or (4.70m Max x 3.55m Max)

Spacious living area located to the front of the property.

Multiple window allowing generous levels of natural light.

Kitchen/Diner (15' 3" Max x 8' 2" Max) or (4.65m Max x 2.50m Max)

Kitchen with space for a dining table and chairs.

Wall and base units, work surfaces and a sink unit.

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

Built in pantry and separate, built in storage cupboard.

Door opening onto the courtyard garden.

Bedroom 1 (15' 1" Max x 11' 2" Max) or (4.60m Max x 3.40m Max)

Well proportioned bedroom with rear facing window overlooking the communal garden.

Built in wardrobe.

Fitted carpet.

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

Double bedroom with front facing window.

Fitted carpet.

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

Bath with mixer shower over, WC and wash hand basin.

Window with obscured glass.

Garage

Single garage, with up and over door, forming part of a terrace.

Located to the rear of the apartment block.

Pedestrian access via the garden.

ADDITIONAL COMMENTS

The flat has gas fired central heating with a combination boiler and uPVC double glazing.

The buyer will acquire a share of the freehold (999 year lease) and a service charge is payable in the sum of £70 per calendar month.

Full details available on request.

Services

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

EPC Rating:63

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

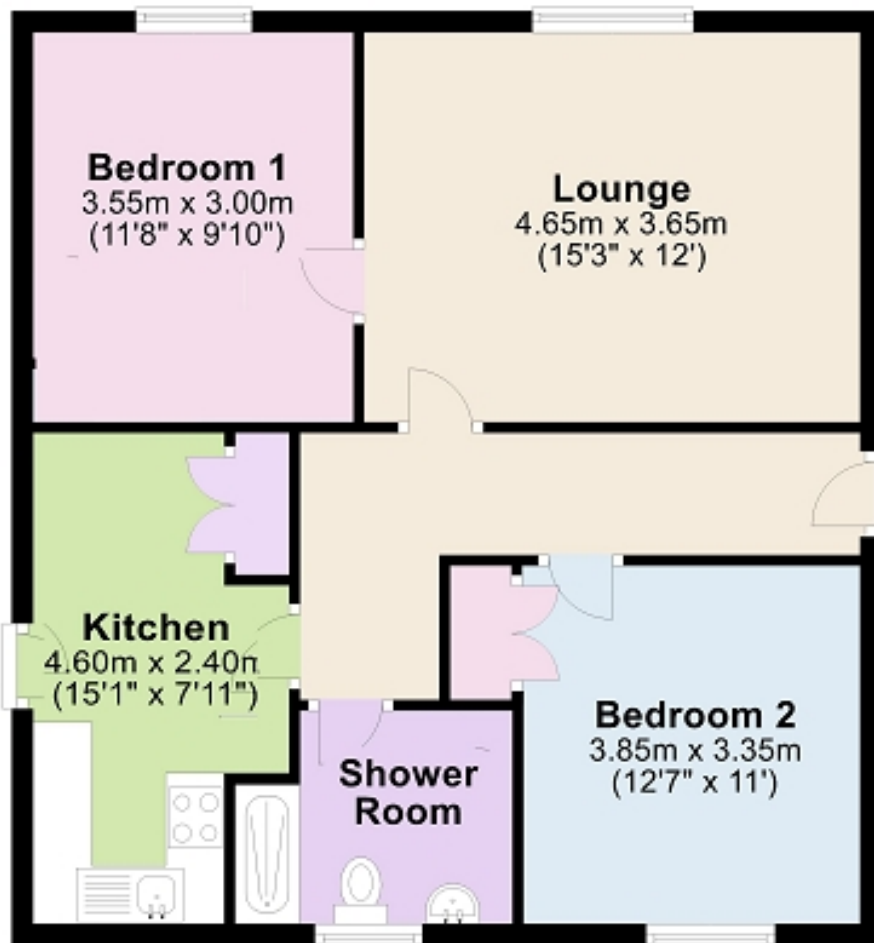
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Dyffryn House, Castle Drive, Dinas Powys, CF64 4NT

Ground Floor

Approx. 64.5 sq. metres (694.2 sq. feet)



Total area: approx. 64.5 sq. metres (694.2 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.