

Wernlas,
St Andrews Road,
Dinas Powys CF64 4HB

1,799,500



- Stunning Victorian residence
- 0.70 acre plot
- Sympathetically extended & refurbishment
- Close to 4,500 sq ft excluding garages
- Detached pool house
- High specifications throughout
- In & out driveway
- Pair of garages including a detached double
- Solar panels

Ref: PRA11244

Viewing Instructions: Strictly By Appointment Only



General Description

A stunning opportunity which sits on the fringe of the village and a short walk from the common.

Accommodation

SPECIFICATIONS

Specifications & highlights include:

- Super extended & refurbished period residence
 - Appointed with quality fixtures & fittings
 - Close .4,500 sq ft excluding garaging
 - 3 Receptions, 5 bedrooms & 4 bathrooms
 - 0.70 acre plot
 - In & out driveway
 - Pair of garages including a detached double (both with electric doors)
 - Terrace overlooking a formal lawn
 - Pool house with changing room & lavatory
 - Fabulous master suite with dressing room & bathroom
 - 3 reception rooms
 - Open plan kitchen & breakfast room
 - Bespoke 'Chalkhouse' kitchen & utility
 - Cloak & utility rooms
 - Under-floor heating
 - Wood burning stove
 - New Roof
 - Electrical re-wire and re-plumbed
 - Solar panels
 - Southerly aspect
 - Host of retained period features
 - Potential for a self-contained annex
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Services

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

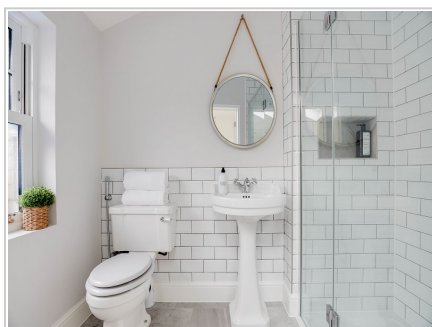
EPC Rating:68

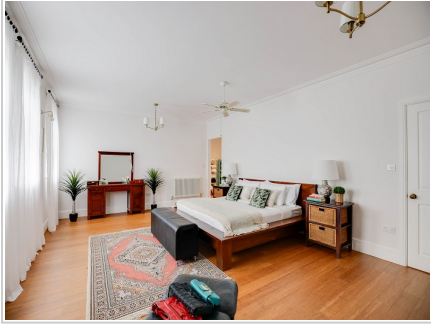
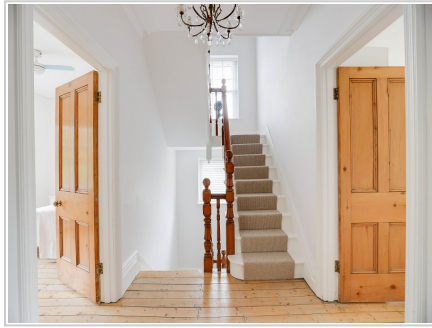
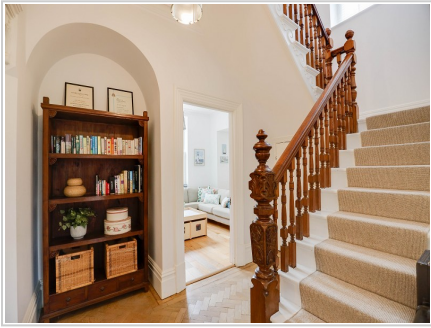
Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







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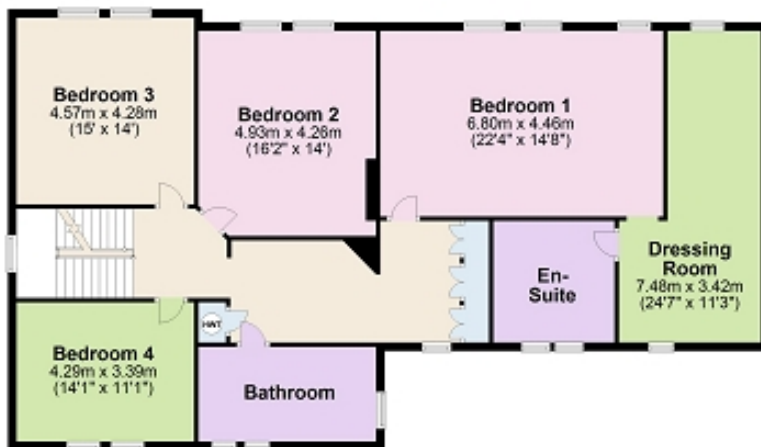
Ground Floor

Approx. 199.7 sq. metres (2149.5 sq. feet)



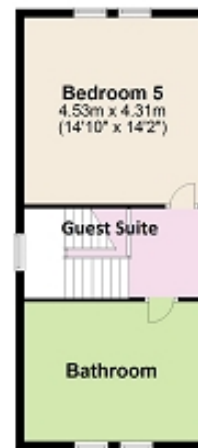
First Floor

Approx. 156.0 sq. metres (1679.4 sq. feet)



Second Floor

Approx. 43.6 sq. metres (469.0 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.