

15 Stacey Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4AE

500,000



- Recently extended & refurbished
- Stunning open plan kitchen & family room
- Bi-folding doors & sun terrace
- Vaulted ceiling with sky lights
- 2 further reception rooms
- Cloakroom with WC & walk in shower
- 3 double bedrooms
- Engineered oak floor & wood burning stove
- Stylish family bathroom



Ref: PRA10865

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented 3 double bedroom family home with stunning open plan accommodation. Located within a short walk of the village square, local schools and the train station.

Accommodation

Porch, Hallway & Receptions

An attractive composite entrance doors leads to a spacious, bright and welcoming hallway with stairs rising to the first floor (storage beneath) and an engineered oak floor.

Doors lead to the open plan kitchen & family room, WC / shower room (fully tiled with WC, wash hand basin and walk-in shower) and the living and dining rooms.

The principal reception features a wood burning stove with slate hearth, picture rails and bespoke built in shelving and cabinet within the alcoves.

The second reception, in addition to the engineered wood floor, also features a bay window, picture rails and period fireplace (not working).

Kitchen, Bfast & Family Room

A stunning open plan kitchen, breakfast and informal living area with vaulted ceiling, incorporating two pairs of skylights, which adds to the sense of light and space.

Well equipped kitchen with array of wall and base units, generous solid work surfaces and an island / breakfast bar with 5 burner gas hob and fitted extractor hood over.

Sink and drainer with mixer tap, eye level double oven and integrated appliances including a fridge / freezer and dishwasher.

Stylish metro tile splash backs, tiled floor and recessed spot lights.

Broad bi-folding doors opening onto an elevated sun terrace.

Door leading to a small but useful utility area, with further skylight, which accommodates the recently installed boiler (2017), washing machine and tumble dryer.

Bedrooms & Bathroom.

The first floor accommodates 3 double bedrooms located of a bright, central landing with large window positioned on the half landing.

The master has a pair of built in wardrobes located either side of a period fireplace. Bedroom 3 also has fitted wardrobes.

All three are tastefully decorated and have fitted carpets.

A modern fully tiled bathroom with bath, close coupled WC and wall hung wash hand basin completes the first floor accommodation.

Garden

FRONT

Paved low maintenance frontage with stonework wall and wrought iron gate.

Side path and gate linking to the rear.

REAR

Elevated, paved sun terrace featuring a glass and stainless steel balustrade.

Steps fall to a large level lawn with natural stone boundary walls, surmounted in part by timber fencing.

Garden shed / summerhouse (with power and lighting).

Cold water tap and lighting.

Dimensions.

Rooms extend to the following areas (as found on the attached floor plans):

Hallway

Open Plan Kitchen & B'fast Room: 7.20m x 5.80m

Utility Room: 1.60m x 1.00m

Living Room: 3.50m x 3.50m

Dining Room: 3.40m x 3.00m

Cloak & Shower Room: 3.80m x 1.60m

Landing

Bedroom 1: 3.60m x 3.50m

Bedroom 2: 3.50m x 3.00m

Bedroom 3: 3.40m x 2.50m

Bathroom: 2.30m x 1.80m

Additional Information

The house has uPVC glazing and gas fired heating with a combination boiler.

The property has a very generous loft space which could be converted into additional living accommodation (4th bedroom with en-suite for example), similar to a number of neighbouring properties (subject to any necessary consents).

WHY LIVE IN DINAS POWYS?

Dinas Powys has a population of nearly 9,000 and is the 5th largest settlement in the Vale of Glamorgan.

It has a traditional village centre with a rural and unspoiled feel.

It also has local amenities which include a post office, shops, a bank, public houses 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, mains gas.

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

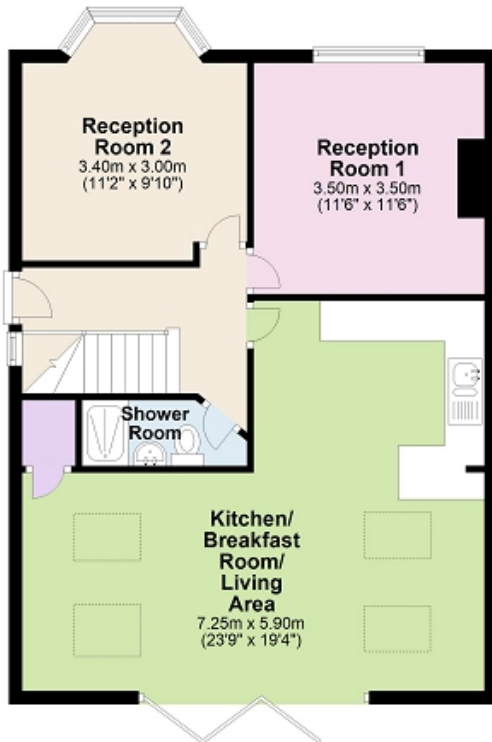




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Ground Floor

Approx. 67.5 sq. metres (726.6 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 108.9 sq. metres (1172.6 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.

