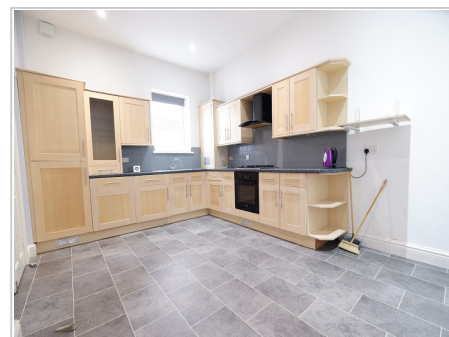
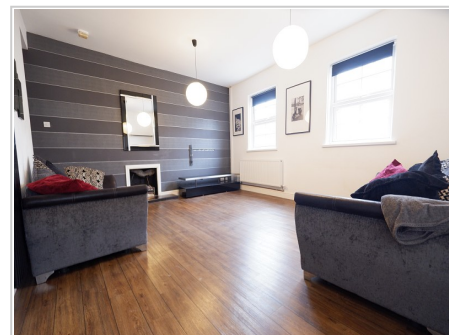


Aderyn Station Road,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4DE

1,375 Monthly *



- 3 Storey Townhouse
- 4 Bedrooms
- 2 Bathrooms



Ref: PRA10869

Viewing Instructions: Strictly By Appointment Only

General Description

Located in the heart of the Village Square. 4 bedrooms, 2 bathrooms, large reception & kitchen & breakfast room with large walk-in storage cupboard. On street parking outside the property and a stone's throw from the Common.

Accommodation

Living Room (18' 09" Max x 14' 0" Max) or (5.72m Max x 4.27m Max)

An impressive, light and airy living room with generous floor to ceiling height and two, large, front facing windows.

Wood effect 'Amtico' floor covering and open fireplace with living gas flame fire and tiled hearth.

Wide opening with double doors leading to the kitchen / diner and stairs rising to the 1st and 2nd floor accommodation.

Kitchen/Diner (18' 09" Max x 10' 09" Max) or (5.72m Max x 3.28m Max)

Fantastic kitchen / diner of generous proportions.

Well equipped, modern kitchen with matching wall and base units (including glazed display units) and work top with stainless steel sink and drainer.

Integrated dishwasher, washing machine and fridge / freezer plus fitted oven with gas hob above and extractor hood over.

Large dining area capable of accommodating a large table and chairs, tile effect 'Amtico' floor covering, recessed spot lighting and side facing window with fitted blind.

First Floor Landing

A stairwell with display shelf rises to the first floor and in turn, the main landing with doors to the first three bedrooms, bathroom, airing cupboard and built in storage cupboard.

A further flight of stairs, from the inner landing, rise to the second floor.

Fitted carpet throughout.

Master Bedroom (10' 06" Max x 10' 06" Max) or (3.20m Max x 3.20m Max)

Master bedroom with fitted carpet, fitted wardrobe and front facing window overlooking the village green.

Bedroom 2 (11' 06" Max x 6' 06" Max) or (3.51m Max x 1.98m Max)

Fitted carpet and front facing window, also overlooking the village green.

Bedroom 3 (9' 0" Max x 7' 06" Max) or (2.74m Max x 2.29m Max)

Fitted carpet and side facing window.

Bathroom 1

Gloss white suite comprising panelled bath with shower over, WC and wash hand basin.

Tile effect vinyl floor covering, partially tiled walls and side facing window.

Second Floor Landing

Leading to the fourth bedroom and second bathroom.

Wood effect laminate floor covering and feature glass wall providing additional natural light from the bathroom.

Bedroom 4 (11' 06" Max x 9' 06" Max) or (3.51m Max x 2.90m Max)

Attractive accommodation with exposed beams and Velux window.

Wood effect laminate floor covering (which continues onto the landing and into the bathroom) and built in, under eaves storage space.

Bathroom 2 (15' 03" Max x 5' 03" Max) or (4.65m Max x 1.60m Max)

Cleverly designed with pitched ceiling and exposed beam to make maximum use of the former loft space and to create a sumptuous, second bathroom.

Corner bath with hand shower and tiled surround, low level WC and wash hand basin with tiled splash back.

Wood effect laminate floor covering and large Velux window providing an excellent level of natural light.

Further storage space under the eaves.

Outside

Access is via a small, secure courtyard with wrought iron gates and telephone door entry system.

ADDITIONAL COMMENTS

The house has uPVC double glazing and gas fired heating with combi boiler and radiators with thermostatic valves.

The house has a generous floor to ceiling height throughout the ground and first floors of c. 9' 6" and 8'9" respectively.

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, golf, bowls, rugby and cricket clubs which cater for all ages.

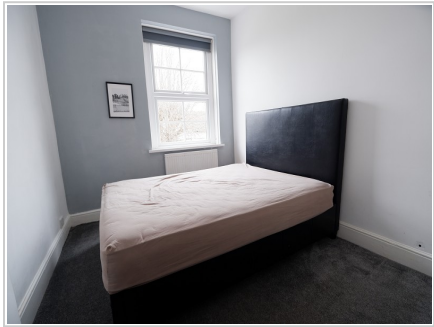
Services

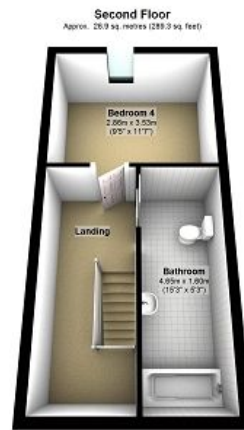
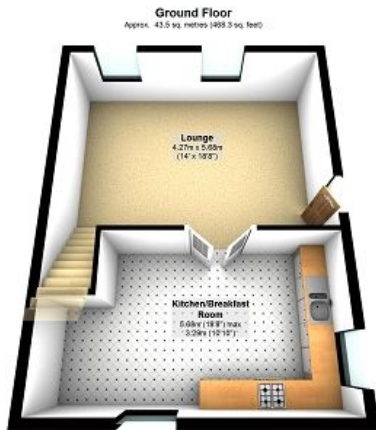
Mains electricity, mains water, mains drainage, mains gas

EPC Rating:54

Council Tax

Band D





Total area: approx. 111.7 sq. metres (1201.8 sq. feet)
This floorplan is not to scale. It is for illustrative purposes only and accuracy is not guaranteed. Plan produced by Prominent Property Plans.
Plan produced using PlanItUp.
Aderyn, Station Road

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.