

1st Floor,  
25 Elm Grove Road,  
Dinas Powys,  
V Of G.  
CF64 4AB

900 Monthly \*



- Larger style self-contained first floor flat
- Spacious living & dining area
- Bay window
- Separate home office or box room
- Modern kitchen with integrated appliances
- Double bedroom
- Modern fully tiled bathroom
- Immaculate throughout
- Available furnished or unfurnished

Ref: PRA10887



## General Description

Immaculate and spacious first floor apartment with modern kitchen including integrated appliances, large living area with bay window & separate home office. Located in the heart of the village, within a short stroll of shops & amenities.

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## Accommodation

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### Accommodation.

- o Ground floor entrance door and stairs leading to a generous, first floor, split landing. All have a stylish fitted carpet. Fitted storage cupboard.
  - o Open plan living & dining areas with pair of front windows, one of which is a broad bay. Excellent levels of natural light and pleasant aspect with view towards the village Square. Fitted Venetian blinds and cast iron period fireplace with living flame gas fire. Opening to the kitchen.
  - o Large contemporary kitchen with fitted gloss units on three sides. Array of storage, granite effect work tops and a double sink and drainer. Eye level double oven, 5 burner gas hob with tiled splash back and fitted extractor hood plus integrated fridge / freezer, slimline dishwasher and washer / dryer. Feature radiator, wood effect floor and 'Worcester' boiler. Rear window with elevated views.
  - o Double bedroom located to the rear of the property with pleasant views. Fitted carpet and space for a run of wardrobes.
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### Accommodation Cont.

- o Home office / Bedroom 2 (Box room) with side window. Hatch to the loft space / storage.
  - o Modern bathroom with 'P' shaped bath (shower screen and mixer shower over), wall hung vanity wash hand basin and WC. Fully tiled, side window with opaque glass, extractor fan and stainless steel heated towel rail.
  - o The flat has a dedicated garden area to the rear which is accessed from Stacey Road.
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## Dimensions.

Room dimensions, both metric and imperial, can be found on the floor plans.

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## Tenure

Freehold.

No annual ground rent or service charge.

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## WHY LIVE IN DINAS POWYS?

The thriving village provides a range of shops, salons, three public houses, cafe and deli.

Leisure facilities include rugby, football, tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland.

The village is also noted for its excellent primary schools.

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Dinas Powys is an easy commute from Cardiff, being just 5½ miles south west of the capital city and 9 miles south east of J33 of the M4 motorway.

The village has excellent transport links to the city centre with Dinas Powys railway station providing frequent services to Cardiff and the Vale of Glamorgan. Bus services operated by both Cardiff and Vale of Glamorgan operate within the village.

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## Services

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

EPC Rating:50

## Council Tax

Band C

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This floorplan is not to scale. It is for illustrative purposes only and accuracy is not guaranteed. Plan produced by Frontinest Plans.  
Plan produced using PlanUp.

*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.*