

52 Greenfield Avenue,  
Dinas Powys,  
Vale of Glam.  
CF64 4BX

410,000



- Period property
- Kitchen & breakfast room
- 3 reception rooms
- Three wood burning stoves
- Cloakroom
- Bay windows
- New uPVC double glazing
- Modern bathroom
- South facing garden



Ref: PRA11131

Viewing Instructions: Strictly By Appointment Only

## General Description

Well presented 4 bedroom property with 3 reception rooms, all with wood burning stoves.

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## Accommodation

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### Porch & Hallway

An attractive composite entrance door, with transom window above, leads to a porch with further door leading to the welcoming inner hallway.

Stairs, with recess beneath, rise to the first floor and doors lead to the reception rooms.

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### Reception Rooms.

The extensive ground floor accommodates three individual and well proportioned reception rooms, all with a generous floor to ceiling height, coving and picture rails.

Two of the three reception rooms are inter-connected, the principal of which (to the front) has a box bay window

Further features include wood effect flooring, fitted blinds and a trio of wood burning stoves, all with slate hearths.

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### Kitchen

The cloakroom and kitchen are located off a small rear lobby which also allows access to the garden.

The well equipped kitchen has bespoke base and eye level units, extensive granite work surfaces and a 'Belfast' sink unit.

There is space for a 'Range' style oven, fridge / freezer, washing machine and tumble dryer.

Windows overlook the garden and a skylight offers additional natural light.

Quarry tile floor and recessed spot lights.

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### First Floor Bedrooms & Bathroom

The first floor hosts four bedrooms, three of which are doubles, located off a split level landing.

The master bedroom features a box bay window.

Note that the accommodation has been re-configured in order for two of the bedrooms to inter-connect (see attached plans).

The original configuration could however be re-instated easily if required.

The updated, impressively proportioned and fully tiled bathroom is fitted with a freestanding bath, shower enclosure with rain water head, WC and wash hand basin.

A pair of windows allow generous level of natural light.

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## Outside

### FRONT

Low level wall and privet hedge fronting Greenfield Avenue.

Block paved pathway.

Side gate leading to the rear.

### REAR

Sunny southerly aspect.

Paved terrace, lawn and planted borders.

Enclosed on all sides with a combination of timber fencing and natural stone walling.

Cold water tap, lighting and garden shed.

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## Services

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

EPC Rating:59

## Tenure

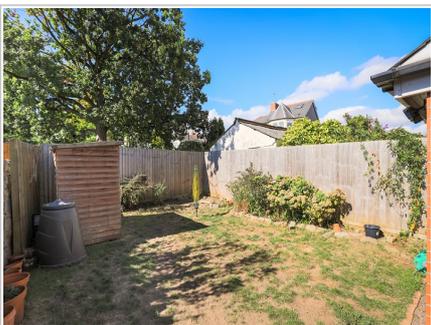
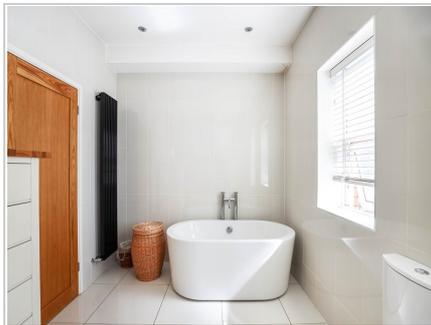
We are informed that the tenure is Freehold

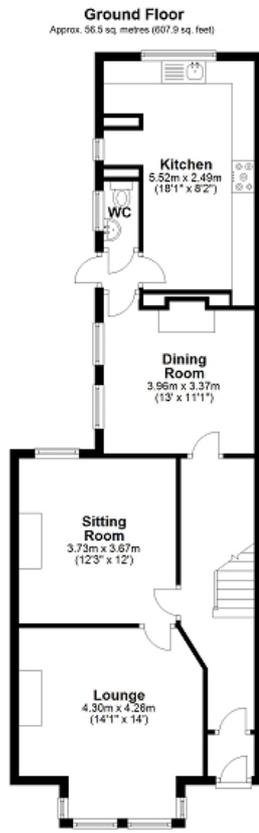
## Council Tax

Band F

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Total area: approx. 121.7 sq. metres (1310.1 sq. feet)

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.