Burnett davies with Easton

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Email: info@bdeaston.com
Web: www.bdeaston.com

18 Sir Ivor Place,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4QZ

210,000

- Ground floor flat
- Refurbished & tastefully decorated
- New kitchen
- Utility room
- Spacious reception room
- Conservatory
- 2 double bedrooms
- Driveway & garden
- Short walk to shops

Ref: PRA11194

Viewing Instructions: Strictly By Appointment Only

Email: info@bdeaston.com
Web: www.bdeaston.com

General Description

Refurbished, self-contained, 2 double bedroom, ground floor apartment with conservatory extension, garden & driveway. VERY LOW GROUND RENT & SERVICE CHARGE.

Accommodation

Entrance Hallway

Attractive composite entrance door.

Bright and welcoming hallway with doors leading to the kitchen, living room, both bedrooms and the bathroom.

Storage cupboard.

Laminate floor covering.

Living Room (15' 5" Max x 11' 0" Max) or (4.70m Max x 3.35m Max)

Well proportioned living room with broad front window and door leading to the kitchen.

Open fireplace.

Laminate floor covering.

Conservatory (9' 10" Max x 11' 6" Max) or (3.0m Max x 3.50m Max)

Located off the master bedroom via French doors.

Tiled floor and polycarbonate roof.

French doors opening onto the garden.

Fitted vertical blinds offering privacy.

Kitchen (10' 4" Max x 9' 10" Max) or (3.15m Max x 3.0m Max)

Modern, fully fitted and well equipped kitchen.

Matching wall and base units plus work tops on four sides.

Double sink unit with splash back.

Built in oven, electric hob and fitted extractor hood.

Integrated fridge / freezer, integrated dishwasher and space / plumbing for a washing machine.

Breakfast bar and window overlooking the garden.

Opening to the utility room.

Utility Area (10' 2" Max x 9' 6") or (3.10m Max x 2.90m)

Kitchen extension offering handy storage and space / plumbing for a washing machine and tumble dryer.

Door opening onto the garden.

Bedroom 1 (14' 11" Max x 9' 4" Max) or (4.55m Max x 2.85m Max)

A sizeable double bedroom with French doors leading to a large conservatory (dressing / reading room).

Laminate floor covering.

Bedroom 2 (11' 4" Max x 9' 10" Max) or (3.45m Max x 3.0m Max)

A second sizeable double bedroom with front window.

Laminate floor covering.

Bathroom

Comprising a bath with shower over, WC and wash and basin.

Window with obscured glass.

Chrome heated towel rail.

Outside

FRONT
Double width driveway.

REAR
Decked and paved terraces, area laid to lawn and low maintenance stone chipping finish in parts.

Planted borders and garden shed.

Enclosed on all sides.

Additional Information

The purpose built and self-contained ground floor flat has no shared or communal areas.

It also has its own front door and direct access /egress to and from both the driveway and garden.

The property is held under a long lease...full details on application.

A ground rent of just £10.00 per annum is payable.

There is also a service charge payable, which inclusive of building's insurance, totals c.£80.00 per annum.

The internal accommodation presents well having been updated and refurbished cover the past few years.

The external parts (roof, soffits, fascias, down pipes and rendering etc.) were all overhauled / renewed in 2019/20.

Services

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

EPC Rating:64

Tenure

We are informed that the tenure is Leasehold

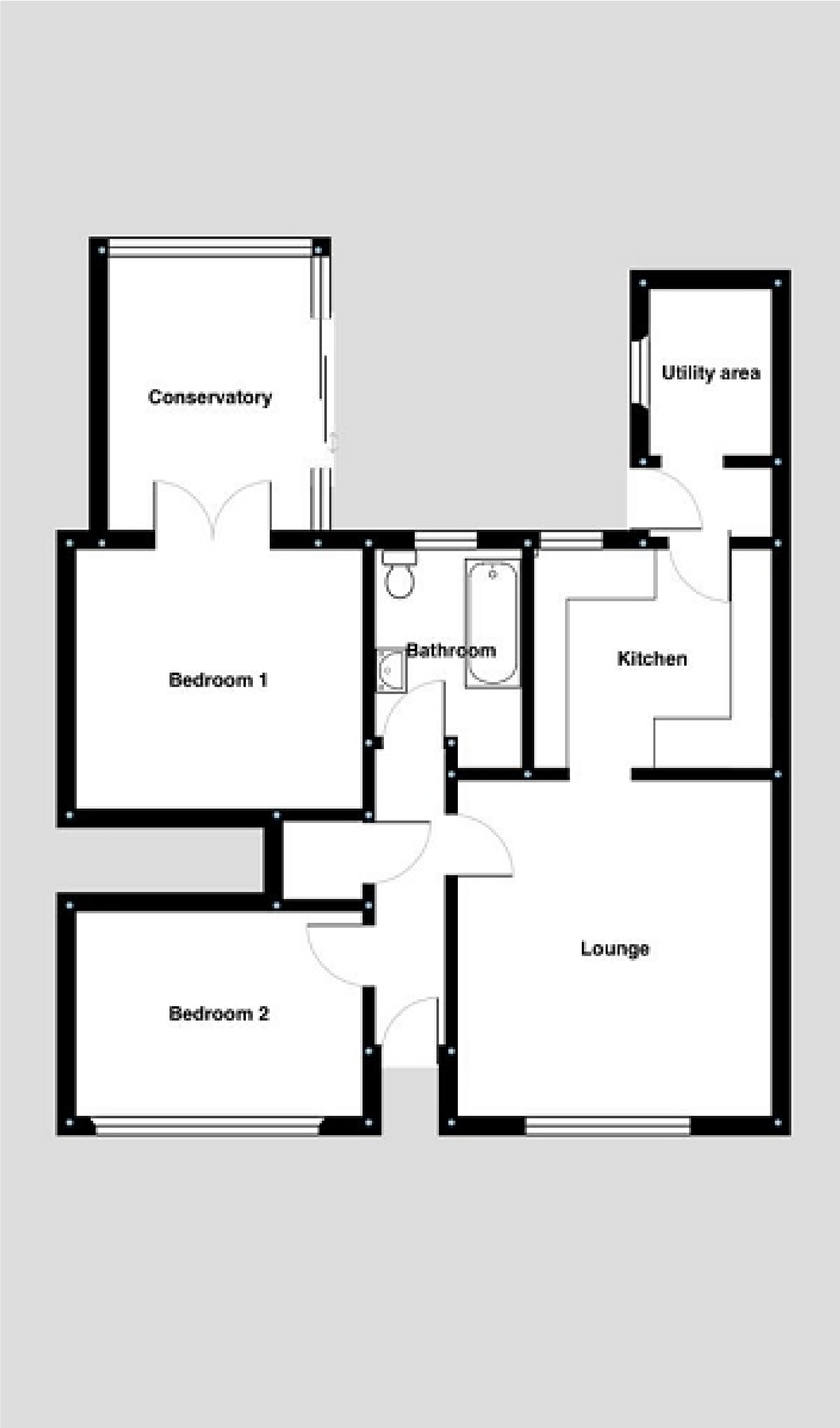
Council Tax

Band C







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.