

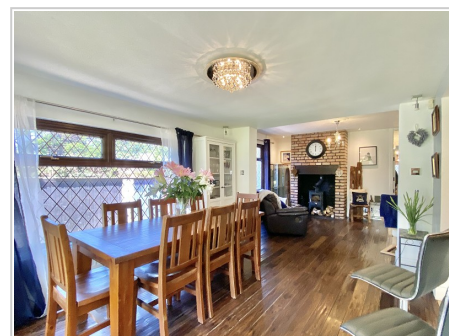
Oaklands,
Murch Road,
Dinas Powys,
Vale of Glam.
CF64 4RE

650,000



- Detached bungalow
- Plot totalling 0.70 of an acre
- Well presented throughout
- Open plan kitchen, dining & family area
- Wood burner
- Modern bathroom
- Four bedrooms
- Veranda
- Mature garden with fruit trees

Ref: PRA11202



General Description

Well presented bungalow with land totalling approximately 0.70 of an acre.

Accommodation

ACCOMMODATION SUMMARY

Accommodation comprises the following:

- o Porch
- o Hallway
- o Bedroom 1: 4.80m x 4.00m
- o Bedroom 2: 3.70m x 3.00m
- o Bedroom 3: 3.60m x 2.75m
- o Bedroom 4: 2.80m x 1.60m
- o Bathroom: 3.15m x 2.15m
- o Living room: 7.25m x 3.40m
- o Kitchen & dining area: 6.75m x 4.35m

In addition to the above there is a sizeable veranda, substantial outbuilding, garden shed and greenhouse.

DESCRIPTION

Attractive entrance door with glazed side panel.

Porch with marble floor and further door leading to a bright and welcoming hallway with tiled floor.

Doors leading to all four bedrooms and the family bathroom.

Opening to the large , open plan, 'L' shaped living area which encompasses a spacious rectangular living room with exposed brick fireplace and wood burner, spacious dining room and sizeable kitchen with breakfast bar.

The living and dining areas feature an engineered wooden floor and the kitchen has a ceramic tiled floor.

The dining area also has picture windows overlooking the garden and a door opening onto the sheltered veranda.

The kitchen, with peninsula breakfast bar, has work tops on three sides and an array of wall and base units.

There is space for a Range style oven and integrated appliances include a dishwasher and washing machine.

GROUNDS.

The house sits in an elevated position and is approached via a sweeping driveway, towards to the top of which sits generous parking for several cars.

To the rear, there is a beautiful and mature garden which in addition to a wide variety of plants and shrubs, hosts a variety of fruit trees.

Beyond the formal grounds sits a further plot of land which would be ideal for recreational use, a kitchen garden or equestrian purposes.

WHY LIVE IN DINAS POWYS?

Dinas Powys has a traditional village centre with a rural and unspoiled feel.

It also has local amenities which include a post office, shops, bank, public houses, restaurants, delis and coffee shops plus places of worship.

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, cricket and golf clubs which cater for all ages.

Services

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

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F











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.