

Cwrt Yr Eglwys,
Station Road,
Dinas Powys CF64 4DW

300,000



- Built in 2016
- Entire first floor
- No shared or communal areas
- High specification throughout
- Open plan kitchen, living & dining areas
- Utility room
- En-suite master bedroom
- Over 1,000 sq ft
- 2 parking spaces & dedicated outside space

Ref: PRA11211

Viewing Instructions: Strictly By Appointment Only



General Description

ENTIRE FIRST FLOOR...One of just two purpose built apartments, centrally located in the heart of the old village. Built in 2016 and extending to over 1,000 sq ft. 2 parking spaces & dedicated garden area.

Accommodation

Accommodation.

The 1st floor accommodation, which extends to c. 1,000 sq ft, comprises:

- o Composite entrance door with door entry system
 - o Hallway and stairs, with handy storage beneath, plus generous light and airy first floor landing
 - o Open plan kitchen, dining and living areas with triple aspect, sash windows with fitted blinds and curtains together with recessed spot lighting
 - o Kitchen with wall, base and full height units, work tops with double sink unit, built in oven and microwave, induction hob with fitted extractor hood plus integrated fridge / freezer and integrated dishwasher
 - o Utility room with further storage units, work tops and sink unit, plus space and plumbing for a washer / dryer. Wall mounted combination boiler
 - o Master bedroom with fitted wardrobes
 - o En-suite bathroom with shower, WC and wash hand basin
 - o A further double bedroom with fitted wardrobe
 - o Modern bathroom (doubling as second en-suite), accessible from both the hallway and second bedroom
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Parking

Two dedicated car parking spaces are allocated to the apartment.

Tenure

Share of freehold.

Outside

Each of the 2 apartments has their own private outside area.

The space allocated to the first floor has a paved and stone chipping finish.

It also has a cold water tap.

WHY LIVE IN DINAS POWYS?

The apartment enjoys a central location and sits on the edge of both the village square and common.

The property lies within a short walk of all village amenities including a range of independent shops, restaurants and

pubs together with a coffee shop and deli.

The railway station sits even closer and offers frequent services to Cardiff Central station (approximate 15 minute journey time) or westwards towards Barry and Barry Island.

The village Common is enjoyed by those who want to exercise, dog walk or play / watch cricket and rugby, depending on the season.

Further leisure facilities include nearby tennis, golf and bowling clubs.

Services

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

EPC Rating:81

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

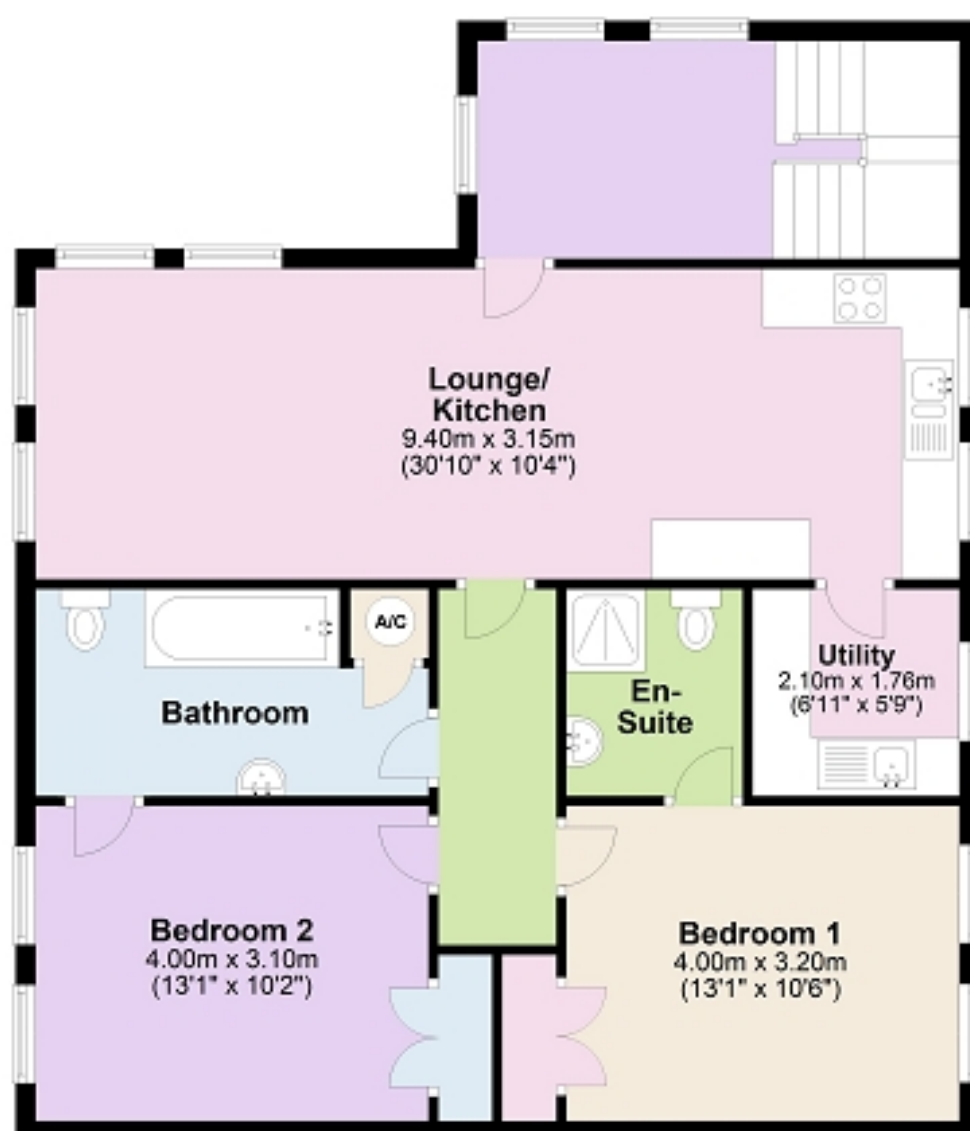
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First Floor



For illustration purposes only - not to scale



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.