

Stacey Road, Dinas Powys CF64 4AE

585,000



- Open plan kitchen, dining & family room
- Bi-folding doors opening onto the terrace
- Cloak & utility room
- 2 further reception rooms
- 4 bedrooms
- Driveway

Ref: PRA11213

Viewing Instructions: Strictly By Appointment Only



General Description

& extended 4 bedroom family home offering a blend of modern and period features.

Accommodation

Hallway & Receptions

A porch leads to a welcoming hallway with original wood block floor.

Stairs rise to the first floor and doors lead to the two front reception rooms and extended open plan kitchen, dining and family room to the rear.

The well proportioned principal reception room has a bay window and stripped floorboards.

The second reception, also with stripped floorboards, has a large front window, generous levels of natural light and a period fireplace with living flame gas fire.

To the rear, double doors lead to open plan family room.

Open plan living, dining & kitchen area

A fabulous, bright and airy, open plan area with Velux windows and bi-folding doors opening onto the terrace.

Well equipped kitchen with base units on two sides, extensive granite work surfaces, granite splash backs and under-mount sink unit.

Built in double oven and microwave plus island with gas hob and additional storage.

Spacious dining area and door leading to the utility area / cloakroom.

Storage cupboard, recessed spot lights and wood effect floor.

Bedrooms & Bathroom.

The first floor accommodates 4 bedrooms located off a central landing with large window positioned on the half landing.

All four are tastefully decorated and carpeted.

One features a built in wardrobe.

A traditional family bathroom, with dual aspect, completes the first floor accommodation and is finished with a roll top bath, WC and corner wash hand basin.

Garden

FRONT

Pretty low maintenance frontage with planted beds and long cobbled driveway leading to the garage.

Side gate linking to the rear.

REAR

Stunning garden with sunny southerly aspect.

Extensive terrace and raised lawn.

Cold water tap and lighting.

Dimensions.

Rooms dimensions can be found on the attached floor plans.

Services

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

EPC Rating:66

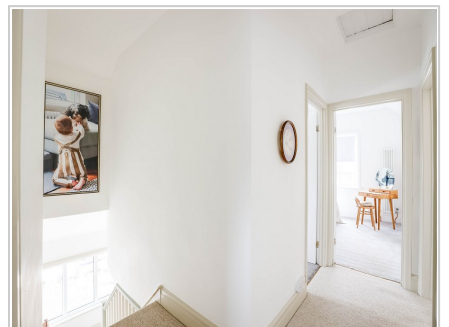
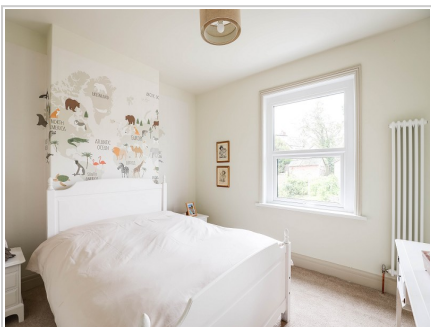
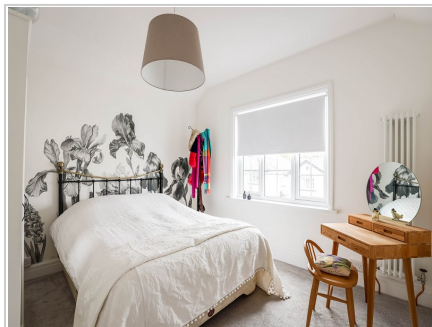
Tenure

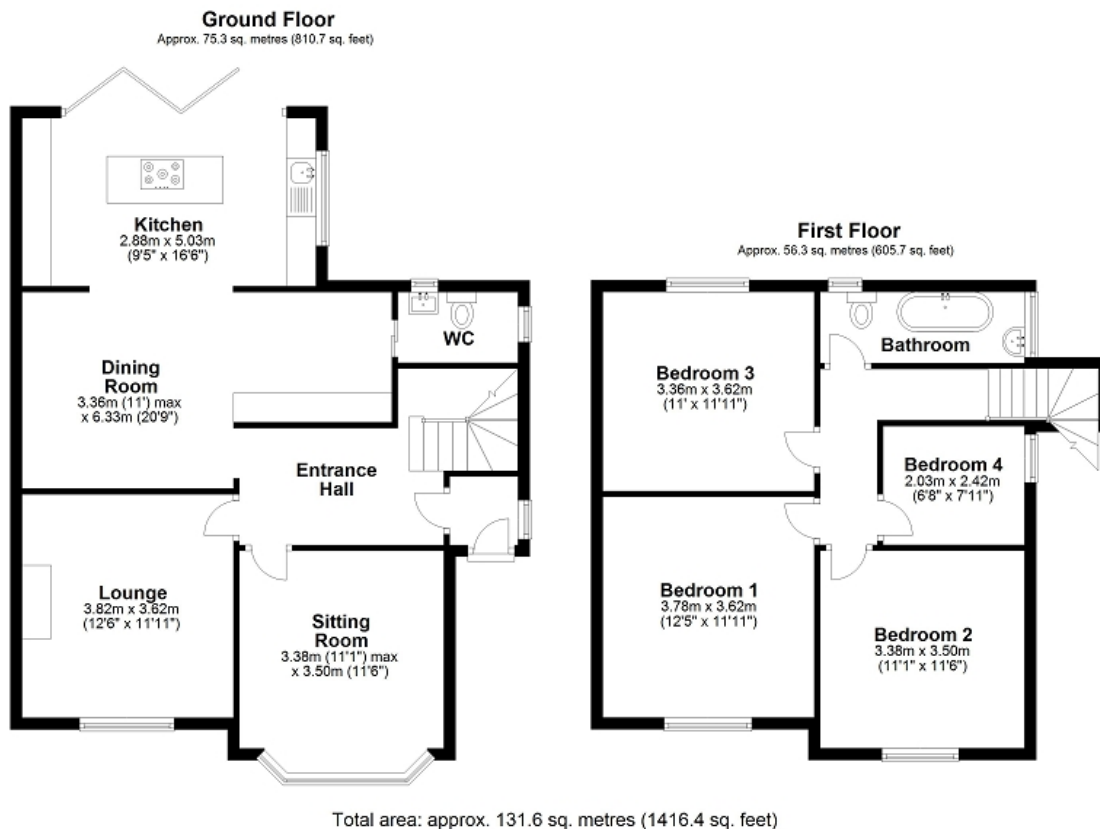
We are informed that the tenure is Freehold

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.