

Clos Yr Ysgol,
Scholars Park,
Dinas Powys CF64 4RJ

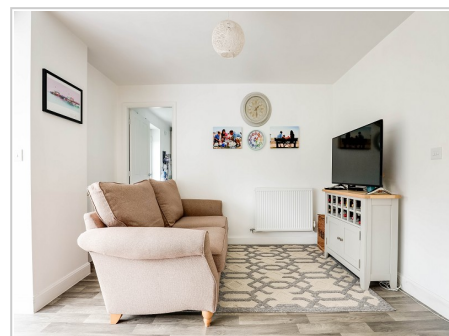
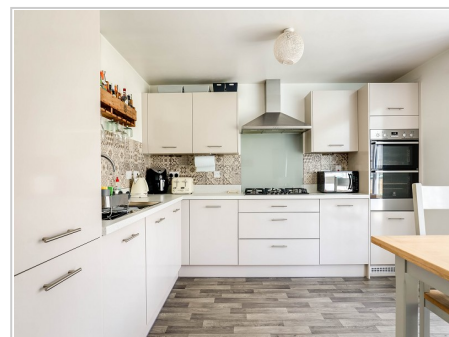
485,000



- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN & DINER
- FRENCH DOORS OPENING ONTO THE GARDEN
- SPACIOUS RECEPTION ROOM
- CLOAK & UTILITY ROOMS
- EN-SUITE MASTER BEDROOM
- 3 FURTHER BEDROOMS
- DRIVEWAY & INTEGRAL GARAGE
- QUIET CUL-DE-SAC WITH PLEASANT ASPECT

Ref: PRA11214

Viewing Instructions: Strictly By Appointment Only



General Description

Beautifully family home, tucked away on a quiet cul-de-sac and forming part of David Wilson's recently completed Scholars Park. Featuring an open plan kitchen & diner, cloak & utility rooms, living room, en-suite master bedroom, three further bedrooms and a family bathroom. Further highlights include a driveway, garage and private landscaped garden.

Accommodation

LOCATION

Scholars Park sits on the northern fringe of Dinas Powys and is accessed via Murch Road / Murch Crescent.

The property lies within a short walk / drive of the Dinas Powys Medical Centre, nurseries, excellent primary schools and St Cyres secondary school.

A range of independent shops, restaurants, takeaways and pubs together with a coffee shop and deli are also easily accessible in the village.

The railway stations (Eastbrook & Dinas Powys) offer frequent services to Cardiff Central station (approximate 15 minute journey time) or westwards towards Barry and Barry Island.

There are also regular bus services.

Other amenities include the village Common where one can play or watch cricket and rugby, depending on the season.

Further leisure facilities include tennis, golf and bowling clubs.

GROUND FLOOR

The ground floor accommodates a welcoming hallway with luxury vinyl tile floor covering, cloakroom with storage cupboard, large living room featuring a bay window and spacious open plan kitchen / diner with informal living area and French doors opening onto the garden.

The kitchen is well equipped with extensive wall and base units, stylish work tops with matching splash backs and stainless steel sink unit.

Appliances include an eye level double oven, gas hob with back plate and extractor hood over plus an integrated fridge / freezer and integrated dishwasher.

A dedicated utility room comprises further wall and base units forming an 'L' shape, work tops and sink unit. There is also space and plumbing for a washing machine and tumble dryer.

An integral garage completes the ground floor accommodation and has been partially converted into a fitness suite. The remainder offers useful storage.

FIRST FLOOR

Stairs lead to a generous landing at first floor level which services four bedrooms and a family bathroom.

The master bedroom has built in wardrobes and an en-suite bathroom with shower, WC and wash hand basin.

The family bathroom is finished with both a bath and separate shower enclosure together with a WC and wash hand basin.

Both bathrooms have windows with obscured glass, extractor fans and the en-suite has a mirrored wall cabinet.

OUTSIDE.

Outside lies a private, enclosed, landscaped garden with lower artificial grass lawn and upper decked sun terrace. The house also has a double width driveway and integral garage with up an over door, power points and lighting.

DIMENSIONS

Room dimensions can be found on the attached floor plans.

WARRANTY

The balance of a NHBC 10 year 'Buildmark' warranty is transferable to the new owner.

Services

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

EPC Rating:84

Tenure

We are informed that the tenure is Freehold

Council Tax

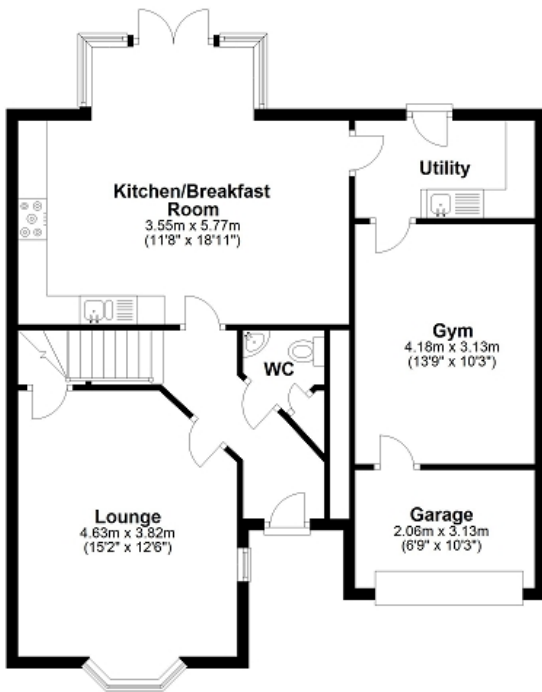
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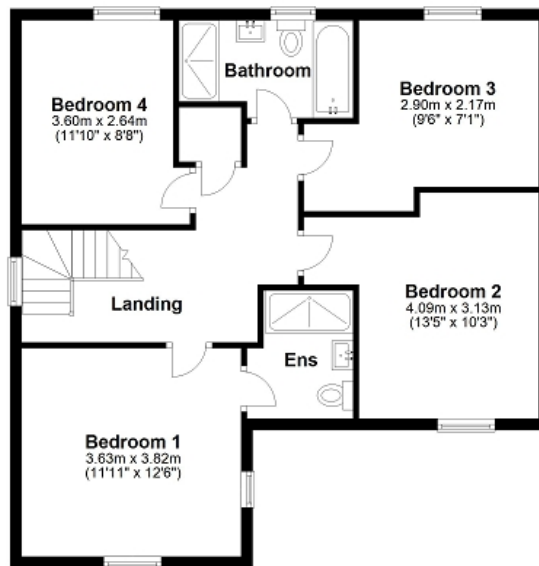
Ground Floor

Approx. 79.1 sq. metres (851.6 sq. feet)



First Floor

Approx. 72.0 sq. metres (775.3 sq. feet)



Total area: approx. 151.1 sq. metres (1626.8 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.