Burnett davies with Easton

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Mill Road,
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The Vale Of Glamorgan.
CF64 4BU

550,000

- Extended & refurbished
- Arranged over three storeys
- Open plan kitchen & breakfast room
- 2 further receptions & ood burning stove
- Cloak & utility rooms
- High specification kitchen
- Two en-suite bedrooms
- Enclosed private garden
- Stone's throw from the village square

Ref: PRA11217

Viewing Instructions: Strictly By Appointment Only

General Description

Extended and fully refurbished property with impressive accommodation arranged over three storeys.

Accommodation

Ground Floor

A hardwood entrance door with partially leaded glass sits beneath an attractive open porch.

The hallway retains many of its period features including an original tiled floor and spindle staircase with carved newel post.

The principal reception room is tastefully decorated and has a broad box bay window, generous floor to ceiling height and open fireplace with wood burning stove.

The second reception has a stripped wooden floor and French doors opening onto the garden.

Ground Floor Continued..

The extended kitchen and breakfast room has been finished to a high specification.

Both work tops and the central island are finished in quartz and appliances include a 'range' style oven, integrated fridge / freezer, integrated dishwasher and wine cooler.

The generous breakfasting / dining area can accommodate a large table and chairs and has a pair of Velux windows together with bi-folding doors which allow generous levels of natural light.

A travertine floor runs throughout.

A door leads to the adjoining utility room which has plumbing for a washing machine and tumble dryer. It also has a door opening onto the garden.

First & Second Floors

The first floor offers three bedrooms and two bathrooms, located off a spacious split level landing.

The master bedroom has a dual aspect and features a box bay window with pleasant aspect, period fireplace and en-suite bathroom with shower, WC and wash hand basin.

The second and third bedrooms are both doubles and the family bathroom has a traditional feel with freestanding roll top bath (shower over), WC and wash hand basin.

The fourth bedroom can be found at second floor level and also boasts a stylish en-suite bathroom.

Grounds

FRONT
Elevated frontage with established hedgerow offering privacy and screening.

Gate access and side pathway leading to the rear.

Low maintenance with rose bed.

REAR
Patio and lawn with south-easterly aspect.

Enclosed on all sides and pedestrian gate providing rear lane access.

Cold water tap and lighting.

Room Measurements

Room dimensions (metric and imperial) can be found on the attached floor plans.

Services

Mains electricity, mains water and mains gas.

EPC Rating:60

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F















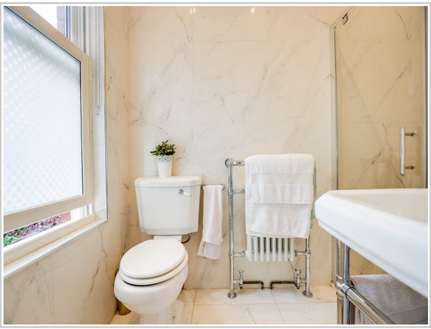



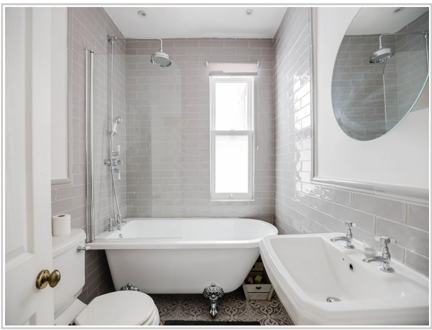



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase 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.