

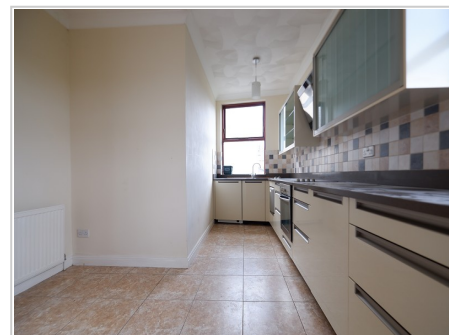
Flat 3,  
9 Elm Grove Road,  
Dinas Powys,  
Vale of Glamorgan.  
CF64 4AA

185,000



- Self-contained first floor flat
- Spacious living room with bay window
- Modern high specification kitchen
- Large bathroom
- 2 bedrooms
- Parking & garden
- Heart of the old village
- Low service charge
- Share of freehold

Ref: PRA11223



## General Description

Spacious first floor apartment with modern kitchen including integrated appliances, large living area with bay window & two bedrooms. Communal garden and parking. Located in the heart of the old village, within a short stroll of shops & amenities. No chain.

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## Accommodation

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### Accommodation.

- o Ground floor entrance door (with door entry system) and stairs leading to a generous, light and airy first floor landing with airing cupboard housing the combination boiler.

- o Large living room with pair of front windows, one of which is a broad bay. Excellent levels of natural light and pleasant aspect with view towards the village.

- o Modern kitchen with space for a table and chairs. Array of fitted units on two sides, granite work tops and a double sink and drainer. Electric oven, 4 burner electric hob and fitted extractor hood over. Integrated fridge, integrated dishwasher and integrated washing machine. Rear window with elevated views.

- o Double bedroom located to the side of the property with pleasant views. Fitted carpet.

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### Accommodation Cont.

- o Bedroom 2 / Study (box room) with front window.

- o Modern bathroom with mixer shower and large enclosure, wash hand basin and WC. Fully tiled, side window with opaque glass and stainless steel heated towel rail.

- o The flat has a communal / shared garden and single parking space within the car park.

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## Tenure

Share of freehold and new lease for a term of 189 years from 1990.

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## Dimensions.

Room dimensions, both metric and imperial, can be found on the floor plans.

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## Services

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

EPC Rating:61

## Tenure

We are informed that the tenure is Share of Freehold

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Council Tax

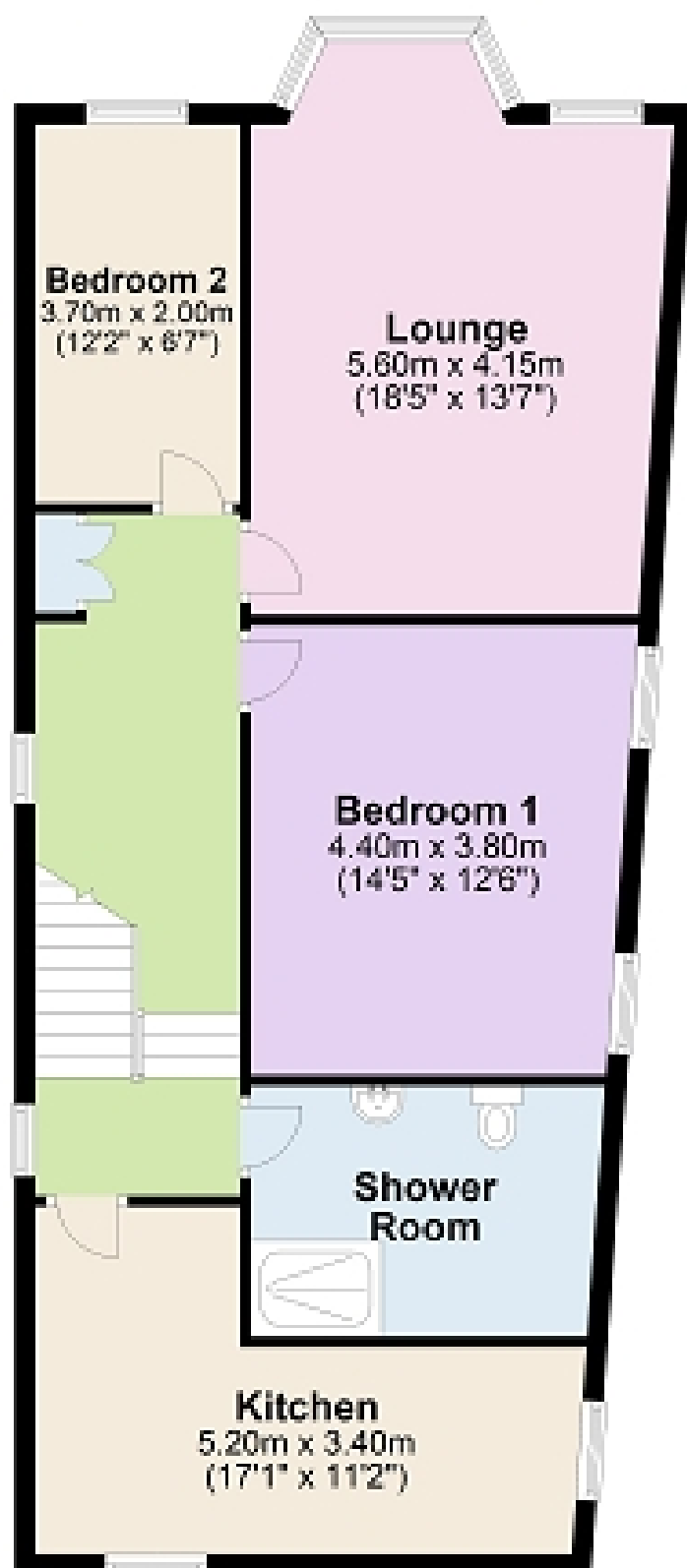
Band D



# Flat 3, 9 Elm Grove Road, Dinas Powys, CF64 4AA

## First Floor

Approx. 81.7 sq. metres (879.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.4 sq. feet)

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.*