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Dinas Powys
CF64 4DE

Barry
01446 737253

17 High Street
Barry
CF62 7EA

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21 Penlline Road
Whitchurch
CF14 2AA

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Clos Derwen, Woodlands, Dinas Powys CF64 4BN

410,000

- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN & DINER WITH ISLAND
- FRENCH DOORS OPENING ONTO THE GARDEN
- SPACIOUS RECEPTION ROOM
- CLOAK & UTILITY ROOMS
- EN-SUITE MASTER BEDROOM
- 2 FURTHER BEDROOMS
- DRIVEWAY
- GARAGE CONVERSION

Ref: PRA11224

Viewing Instructions: Strictly By Appointment Only

Email: info@bdeaston.com
Web: www.bdeaston.com

General Description

Beautifully presented detached family home forming part of the exclusive Woodlands development. Featuring an open plan kitchen & diner with island, cloak & utility rooms, reception room & three bedrooms, including an en-suite master. Also offering a south facing garden, driveway & converted garage. NO CHAIN.

Accommodation

LOCATION

Woodlands is an exclusive development which sits on the southern fringe of Dinas Powys.

The house lies within a short walk of two nurseries and excellent primary and infants' schools.

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

The railway station lies even closer than the village centre, with frequent services to Cardiff Central station (approximate 15 minute journey time) or westwards towards Barry and Barry Island.

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.

ACCOMMODATION SUMMARY

Clos Derwen is an exclusive development, recently completed by Edenstone Homes and therefore benefits from the residual of a 10 year NHBC warranty.

The ground floor accommodates a hallway, cloakroom, large carpeted living room and a well equipped open plan kitchen / diner with island and set of French doors opening onto the garden.

Upstairs there is a generous landing, three bedrooms including an en-suite master and a family bathroom.

The adjoining garage has been converted in part, with planning. Although currently used for storage, it could readily be completed to offer a further sizeable reception area with broad window overlooking the driveway.

ACCOMMODATION CONT..

Outside lies a driveway and enclosed garden on three sides, the main area of which has a sunny southerly aspect and comprises a paved sun terrace and lawn.

Accommodation summary:

GROUND FLOOR
o Hallway
o Cloakroom
o Living Room
o Kitchen & Diner
o Utility room

FIRST FLOOR
o Landing
o Master Bedroom
o En-Suite Bathroom
o Bedroom 2
o Bedroom 3
o Bathroom

Floor areas can be found on the attached plans.

DIMENSIONS

Room dimensions are as follows:

o Hallway
o Cloakroom
o Utility room
o Living Room: 5.43m x 3.23m
o Kitchen & Diner: 5.42m x 2.86m
o Garage conversion: 3.16m x 6.19m

o Landing
o Master Bedroom: 3.86m x 3.69m
o En-Suite Bathroom
o Bedroom 2: 3.32m x 2.93m
o Bedroom 3: 2.72m x 2.26m
o Bathroom: 2.07m x 1.71m

Services

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

EPC Rating:84

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F











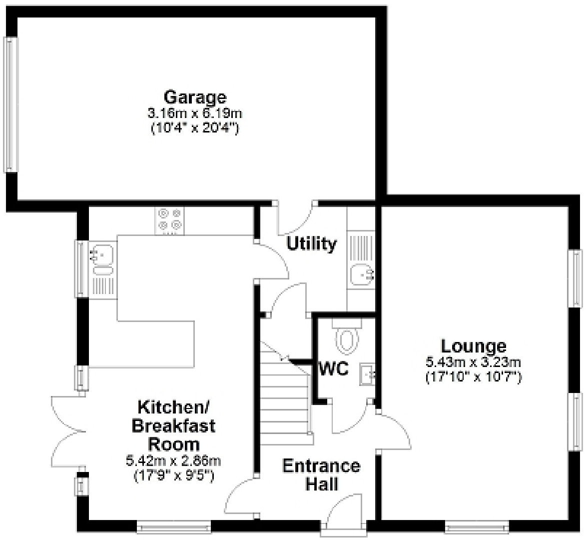






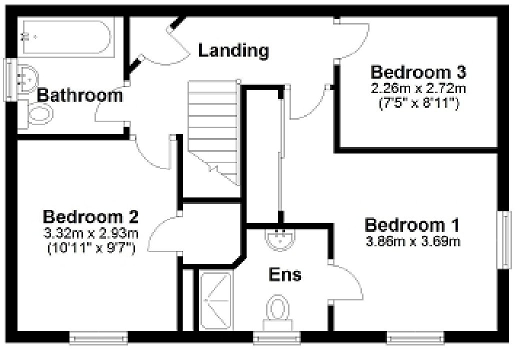

Ground Floor

Approx. 65.0 sq. metres (699.9 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



1 (6'1"

Total area: approx. 110.6 sq. metres (1190.4 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.