

2 St Cadocs Avenue,
Dinas Powys CF64 4UD

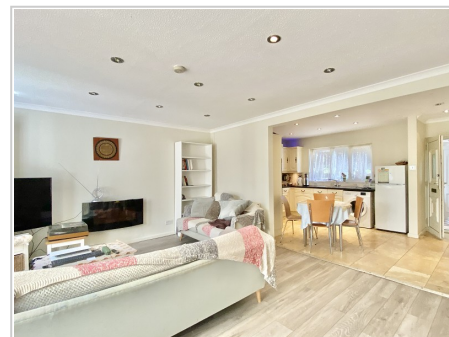
319,500



- Detached property
- 3 bedrooms
- Open plan accommodation
- Conservatory
- Cloakroom
- Driveway
- Large corner plot with possible development potential
- Garage & storage shed
- Close to village

Ref: PRA11227

Viewing Instructions: Strictly By Appointment Only



General Description

Detached and extended three bedroom property with driveway, garage and garden.

Accommodation

Ground Floor

The ground floor comprises a spacious living room with wood effect floor, window overlooking the garden and sliding patio doors leading to the conservatory.

It also has a broad opening to the kitchen / diner.

The substantial conservatory has windows on three sides, a tiled floor and door opening onto the garden.

The kitchen, with array of wall and base units on three sides, has worktops with sink unit, an eye level double oven, gas hob with extractor hood above and space / plumbing for a washing machine or tumble dryer.

There is also space for a fridge / freezer.

Recessed spot lights run throughout the ground floor.

A store cupboard and cloakroom with WC completes the ground floor accommodation.

First Floor.

The first floor accommodates three bedrooms and a bathroom located off a central landing.

Two bedrooms are doubles and the third, a single.

The fully tiled bathroom comprises a bath with shower over, WC, wash hand basin, mirrored wall cabinet and chrome heated towel rail.

A hatch from the landing leads to a large loft space.

Outside

FRONT

The house has a frontage with driveway extending to a detached garage with adjoining storage area.

SIDE / REAR

Laid to lawn.

Services

Mains electricity, mains water, mains drainage, mains gas

EPC Rating:61

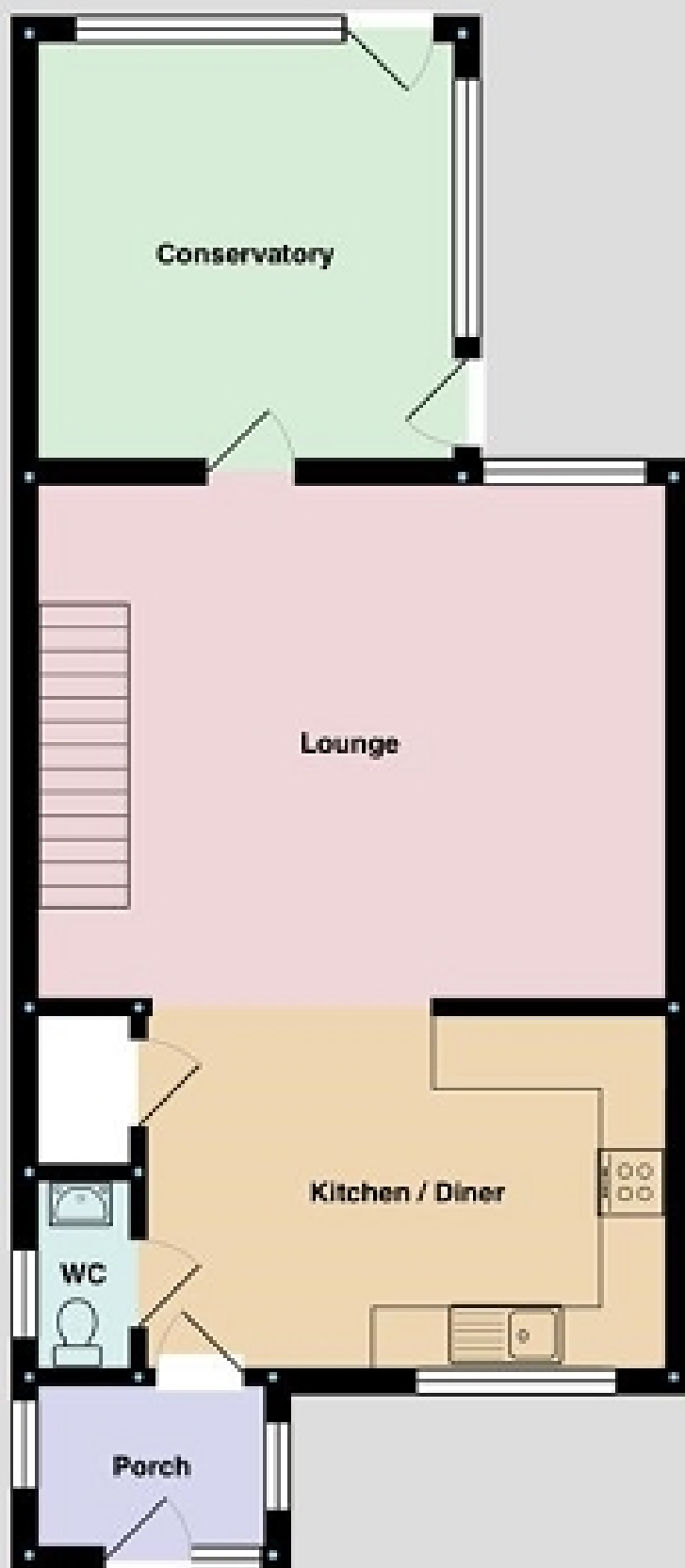
Tenure

We are informed that the tenure is Freehold

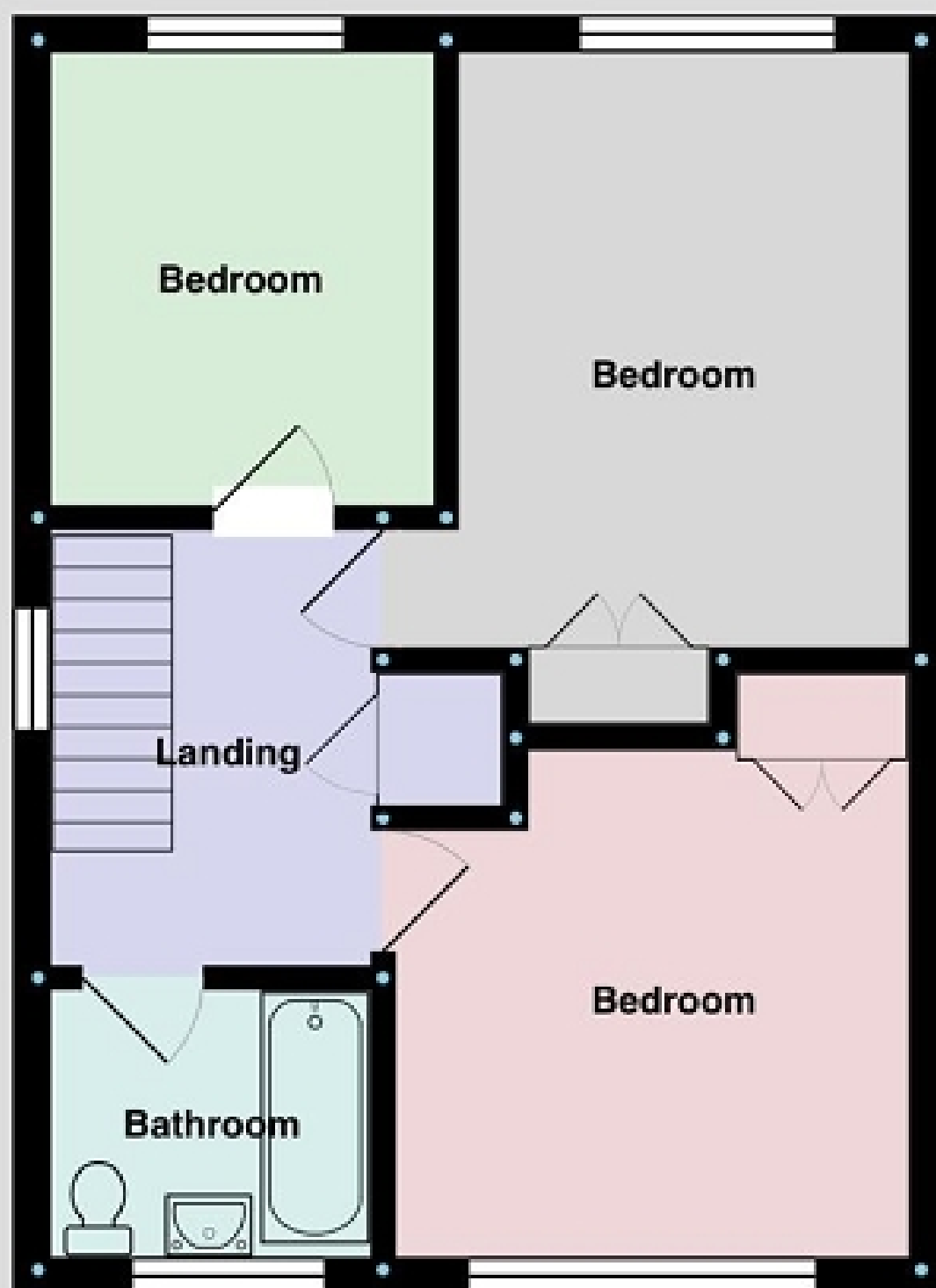
Council Tax

Band E





Total Area: 59.8 m² ... 643 ft²



Total Area: 41.1 m² ... 443 ft²

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.