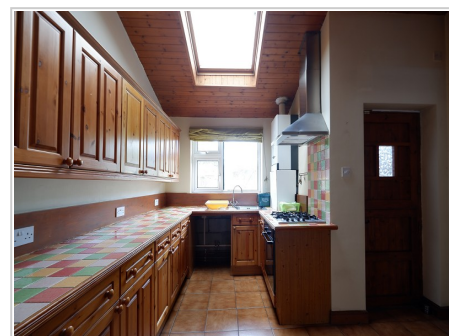
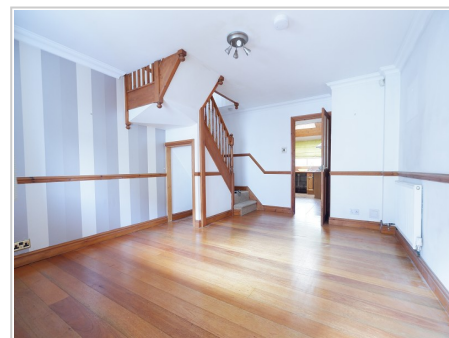


1c Chamberlain Row,
Dinas Powys,
The Vale Of Glamorgan.
CF64 4PJ

197,500



- 2 bedroom cottage
- Living room
- Extended kitchen with dining area
- Stable door & vaulted ceiling with velux
- 1st floor bathroom
- Private enclosed garden
- Short walk to all amenities
- Close to railway station
- No chain



Ref: PRA11228

Viewing Instructions: Strictly By Appointment Only

General Description

2 bedroom cottage with spacious living room, extended kitchen with dining area, vaulted ceiling and velux window plus bathroom. Private enclosed garden. NO CHAIN.

Accommodation

Porch

uPVC entrance door leads to a porch with storage cupboard.

Door leading the living area.

Living Room

Spacious reception with front window.

Oak flooring throughout and dado rails.

Doors leading to the kitchen and stairs, with storage cupboard beneath, rising to the first floor.

Kitchen/Diner

Extended kitchen / diner with generous space for a table and chairs.

Matching wall and base units plus work surfaces on three sides.

Stainless steel sink unit.

Built in oven with gas hob and extractor hood.

Tiled floor and vaulted ceiling with Velux window.

Stable door opening onto the terrace and window overlooking the garden.

Wall mounted combination boiler.

Landing

Doors to both first floor bedrooms and the bathroom.

Hatch to the loft space.

Bedroom 1

Well proportioned double bedroom with pair of windows overlooking the garden.

Bedroom 2

A second double bedroom with pair of front windows.

Bathroom

Comprising a panelled bath with shower over, low level WC and pedestal wash hand basin.

Outside

Enclosed on all sides.

Block paved terrace and low maintenance stone chipping finish.

Cold water tap.

Services

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

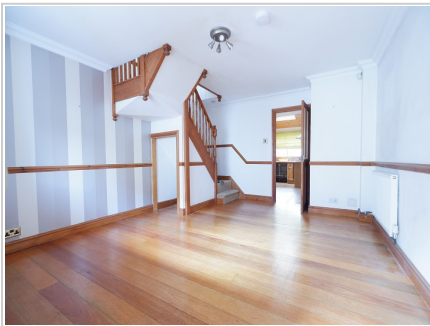
EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band C

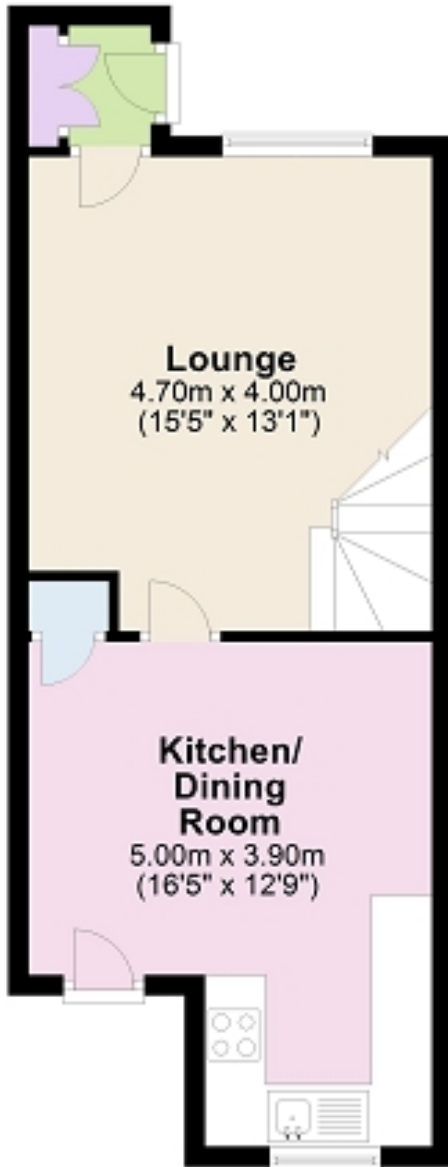




1c Chamberlain Row, Dinas Powys, CF64 4PJ

Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor

Approx. 27.6 sq. metres (296.6 sq. feet)



Total area: approx. 65.3 sq. metres (702.8 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.