

The Mount, Dinas Powys CF64 4DP

700,000



- Architecturally designed property
- Exclusive development
- Arranged over a single level
- Mature garden
- Generous driveway with car-port
- 3 bedrooms & 2 bathrooms
- Extensive fenestration
- French doors opening onto the garden
- Situated on the edge of Dinas Powys Common

Ref: PRA11243

Viewing Instructions: Strictly By Appointment Only



General Description

Set in delightful grounds and forming part of an exclusive development with view across the village common. No chain.

Accommodation

SITUATION

Situated in an enviable position adjacent to the village Common, The Mount is located in the heart of the charming and sought after village of Dinas Powys in the Vale of Glamorgan.

This thriving village provides a range of shops, salons, public houses plus a restaurant, cafe and deli.

Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland.

What's more, the village is noted for its excellent primary schools.

Dinas Powys is predominately a commuter town, being just 5 ½ miles south west of the Capital City and 9 miles south east of J 33 of the M4 Motorway.

The village has excellent transport links to the city centre with Dinas Powys railway station providing frequent services to Cardiff and the Vale of Glamorgan.

The village is served by both Cardiff and Vale of Glamorgan bus services.

LIVING AREAS.

The accommodation comprises a bright and welcoming hallway, with cloaks cupboard, which leads to the living and dining areas.

Both are well proportioned, carpeted and have extensive glazing, pleasant southerly aspect and view across the garden towards the village common.

They also feature French doors opening the terrace.

The dining room has an opening to the kitchen which in turn leads to the utility room.

The kitchen has units and work tops on three sides and a window overlooking the driveway.

Other features include a double sink unit, eye level double oven, gas hob, integrated fridge / freezer and integrated dishwasher.

The utility room has further storage units, space / plumbing for a washing machine and space for a tumble dryer.

A door opens onto a small rear courtyard with shed...ideal for bin storage and re-cycling etc.

BEDROOMS & BATHROOMS

There are three bedrooms and two bathrooms located off a long hallway.

The sizeable master bedroom has fitted wardrobes.

The second bedroom, also a double with fitted wardrobes, features an en-suite bathroom with bath, WC and wash hand basin.

The third and final bedroom, again with fitted wardrobe, is a generous single.

All are carpeted, have a sunny westerly aspect and view across the mature garden and common.

A family bathroom, comprising a bath with shower over, WC and wash hand basin completes the accommodation.

GROUND S.

The property has a low maintenance frontage with driveway and covered parking for several cars.

The frontage also encompasses a useful and secure storage area (for bikes and bins etc.).

To the rear, the property enjoys a very private and mature garden with sunny southerly aspect.

Landscaping includes a terrace, lawn and mature beds / borders.

Trees offer privacy and screening from Mount Road and The Mount and a gate offers direct access onto the village Common.

DIMENSIONS

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

Services

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

EPC Rating:56

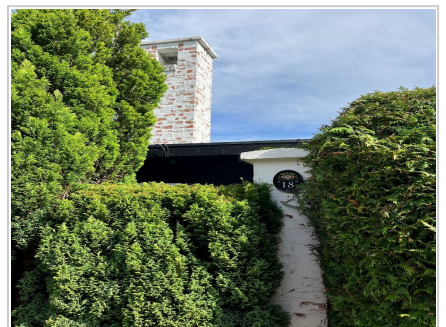
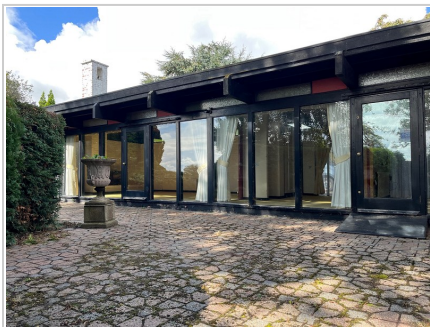
Tenure

We are informed that the tenure is Freehold

Council Tax

Band G







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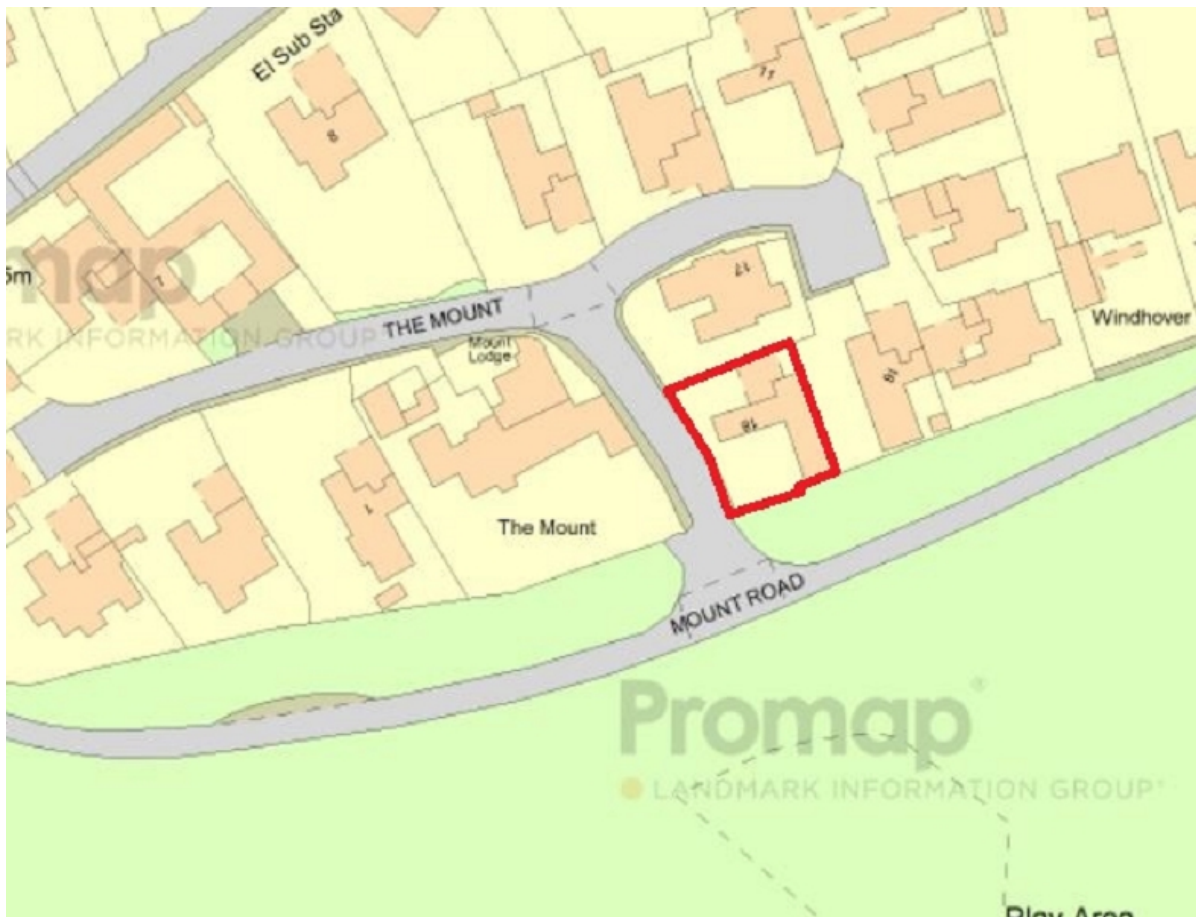
Ground Floor

Approx. 133.2 sq. metres (1434.2 sq. feet)



Total area: approx. 133.2 sq. metres (1434.2 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.